

RECORD OF PROCEEDINGS

MINUTES OF A MEETING OF
THE BOARD OF DIRECTORS OF
THE CANYONS METROPOLITAN DISTRICT NO. 7 (THE "DISTRICT")
HELD
July 12, 2023

A regular meeting of the Board of Directors of The Canyons Metropolitan District No. 7 (referred to hereafter as the "Board") was convened on Wednesday, July 12, 2023, at 10:00 a.m. This meeting was held via Zoom and was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michele Miller, President
Dennett Hutchinson, Vice President/ Secretary
Jessica McDonagh, Treasurer
Jeff Kappes, Assistant Secretary
Derek Zahler, Assistant Secretary

Also, In Attendance Were:

Denise Denslow, Stephanie Odewumi, Ashley Heidt and Carrie Beacom;
CliftonLarsonAllen LLP ("CLA"), District Manager and Accountant
Zachary P. White, Esq.; White Bear Ankele Tanaka & Waldron P.C., District
General Counsel;
Dave Birt and Ryan McDermed; Shea Canyons, LLC, Construction Managers
Dylan Futrell and Will Medellin; BrightView Landscaping

ADMINISTRATIVE MATTERS

Call to Order/Declaration of Quorum: Denise Denslow called the meeting to order at 10:02 a.m. A quorum was confirmed.

Director Conflict of Interest Disclosures: Attorney White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney White reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney White inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: The Board reviewed the Agenda for the meeting. Following review, upon motion duly made by Director McDonagh, seconded by Director Hutchinson and, upon vote, unanimously carried, the Board approved

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the Agenda, as presented.

Public Comment: None.

CONSENT AGENDA

Ms. Denslow presented the Board with the Consent Agenda items. Upon motion duly made by Director Hutchinson, seconded by Director McDonagh and, upon a vote, the Board unanimously took the following actions:

- a. Approval of Minutes of June 14, 2023 Regular Meeting

FINANCIAL MATTERS

Payables: Ms. Beacom reviewed the payables with the Board. Following review, upon a motion duly made by Director McDonagh, seconded by Director Miller and, upon vote, unanimously carried, the Board approved the payables, as presented.

May 31, 2023 Financial Statements: Ms. Beacom reviewed the May 31, 2023 Financial Statements with the Board. Following review, upon a motion duly made by Director McDonagh, seconded by Director Kappes and, upon vote, unanimously carried, the Board accepted the May 31, 2023 Financial Statements, as presented.

Schedule of Cash Position and Property Tax Reconciliation: Ms. Beacom reviewed the Schedule of Cash Position and Property Tax Reconciliation with the Board. Following review, upon a motion duly made by Director McDonagh, seconded by Director Kappes and, upon vote, unanimously carried, the Board approved the Schedule of Cash Position and Property Tax Reconciliation, as presented.

MANAGER / OPERATIONS MATTERS

Managers' Report: Ms. Denslow provided an update to the Board noting that they are fielding many Design review applications.

Covenant Enforcement Report: Ms. Denslow reviewed the report with the Board. Director Miller asked how to look up real time data vs waiting for the report every month. Ms. Denslow noted CLA will work to get Director Miller access to CINC.

BrightView Monthly Maintenance Report: Mr. Medellin provided an update noting they are still working on mowing the native areas.

Other: None.

CONSTRUCTION MATTERS

Summary and Status of Construction Matters, Review Construction Manager Board Communication: Mr. McDermed provided an update to the Board on construction matters noting the rain is still causing delays on any

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infrastructure development and that they are focusing on stormwater maintenance.

Independent Contractor Agreements: None.

Change Orders: None.

Construction Agreements: None.

LEGAL MATTERS

O&M Mill Levy and Public Improvements Maintenance Agreement with the City of Castle Pines: Attorney White provided an update noting he spoke with the City Manager. The City is pursuing a Park and Recreation Tax at the November 2023 election and if approved, the discussion with the City will be different than previously discussed with the Board. Attorney White will continue to discuss with the City.

Management and Accounting Services with CliftonLarsonAllen: Attorney White noted that CLA has approached the District regarding their contract and fees. This item will be discussed during executive session.

Executive Session for the following purposes: Discussing matters subject to negotiation and strategy pursuant to § 24-6-402(4)(e), C.R.S. related to Management and Accounting Services Agreements with CliftonLarsonAllen: Upon a motion duly made by Director Miller, seconded by Director Kappes and, upon vote, unanimously carried, the Board entered into an executive session at 10:18 a.m.

The Board exited the executive session at 10:48 a.m. No action was taken.

OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 10:48 a.m.

Respectfully submitted,

DocuSigned by:
By Dennett Hutchinson
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Secretary for the Meeting

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Kristine Stone
kstone@wbapc.com

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