

**MINUTES OF A SPECIAL MEETING AND 2021 BUDGET HEARING OF
THE BOARDS OF DIRECTORS OF THE
GOLDEN EAGLE ACRES METROPOLITAN DISTRICT NOS. 1, 2 & 3
HELD NOVEMBER 18, 2020**

A special meeting of the Boards of Directors (the “Boards”) of the Golden Eagle Acres Metropolitan District Nos. 1, 2 & 3 (the “Districts”) was held on Wednesday, November 18, 2020 at 3:00 p.m. held exclusively by means of Zoom webinar (due to the pandemic). The meeting was open to the public.

Attendance: In attendance were Board members:

Greg Cecil, President/Chairman
Vernon Cecil, Secretary/Treasurer
Jim Anderson, Vice President/Asst. Sec./Treasurer
Valerie Anderson, Vice President / Asst. Sec./Treasurer
Dora Fauth, Vice President/Asst. Sec./Treasurer

Also in attendance were:

Kathryn Winn; Collins Cockrel & Cole
Alex Carlson and Andrea Weaver; Centennial Consulting Group
Jay Stoner, Jeremy Ashida and Jarrod Ashida; LDI, Inc.

Nine members of the public.

1. Call to Order/Declaration of Quorum

Mr. Carlson called the meeting to order at 3:06 p.m. A quorum was confirmed.

2. Director Conflict of Interest Disclosure

Mr. Carlson reported that disclosures of potential conflicts of interest were filed for all directors 72 hours in advance of the meeting and that the Agenda had been posted on the Districts’ website at least 24 hours in advance of the meeting.

3. Approve Agenda

Mr. Carlson reviewed the agenda with the Board. After discussion, upon a motion made by Director Greg Cecil, seconded by Director Fauth, and upon vote unanimously carried, the Boards approved the agenda as presented.

4. Review and Approve the Minutes of the April 16, 2020 Special Meeting

After review and discussion, upon a motion made by Director Greg Cecil, seconded by Director Jim Anderson, and upon vote, unanimously carried, the Boards approved the minutes of the April 16, 2020 Special Meeting minutes as presented.

5. Public Comment

Residents of the district spoke about the following issues:

- Newsletters
- Speeding in the neighborhood
- Campers

6. Items from the Manager

A. Consider Approval of 2021 CCG Contract as District Manager:

Following discussion, upon a motion duly made by Director Greg Cecil, Seconded by Director Valerie Anderson, and upon vote, unanimously carried the Boards approved the 2021 CCG Contract as District Manager

B. Consider Contract with Primo Locating and initiate inclusion in UNCC:

Following discussion, upon a motion duly made by Director Fauth, Seconded by Director Greg Cecil, and upon vote, unanimously carried the Boards approved the contract with Primo Locating and initiate inclusion in UNCC.

C. Review and Discuss the Amended and Restated Water Rules and Regulations:

This discussion was tabled for a future meeting of the Board.

D. Update on The Non- Potable water use Billing:

The Board discussed the need to revisit the water rates and Alex reported that homeowners were currently only being charged ½ the current rate to assist in establishing newly installed landscaping.

E. Manager's report of existing conditions and current CC&R violations

Mr. Carlson presented the current list of outstanding violations in the community. The Board discussed the need for continued monitoring and notifications sent to homeowners. No other action is necessary at this time.

F. Consider homeowner addition to the Architectural Review Committee:

The Board discussed the addition of homeowners to the Architectural Review Committee. No action was taken at this time.

G. Finalize Design Review Rules and Guidelines changes and additions:

Mr. Carlson presented the finalized Design Review Rules and Guidelines. Following discussion, upon a motion duly made by Director Greg Cecil, Seconded by Director Valerie

Anderson, and upon vote, unanimously carried the Boards approved the changes and additions to the Design Review Rules and Guidelines as presented.

H. Addition of speed limit signs or other speed reducing measures:

The Board discussed reaching out to the Town of Severance to assist with speed enforcement. Mr. Carlson noted that he would be meeting the following week with the Town and would bring the issue to their attention. No additional action was taken at this time.

7. Financial Matters

A. Discuss and Consider approval of Claims:

Ms. Weaver presented the payment of claims for approval. The Board discussed designating bank signers for the District. Following discussion, upon a motion made by Director Greg Cecil, seconded by Director Fauth, and upon vote, unanimously carried, the Board approved the claims and designated Director Greg Cecil as the bank signer for the District

B. Presentation of Unaudited Financial Statements for the Period Ending October 31, 2020

Ms. Weaver explained the Unaudited Financial Statements for the Period Ending October 31, 2020. Following discussion, upon a motion made by Director Greg Cecil, seconded by Director Valerie Anderson, and upon vote, unanimously carried, the Board approved Unaudited Financial Statements for the Period Ending October 31, 2020.

C. Conduct Public Hearing to Approve the 2021 Budgets.

Director Greg Cecil opened the public hearing for the 2021 Budget. Hearing no public comment, Director Greg Cecil closed the public hearing.

Following discussion, upon a motion made by Director Jim Anderson, seconded by Director Greg Cecil, and upon vote, unanimously carried, the Board approved a Resolution Adopting the 2021 Budget, To Set Mill Levies, and to Appropriate Sums for Golden Eagle Acres Metropolitan District 1.

Following discussion, upon a motion made by Director Greg Cecil, seconded by Director Valerie Anderson, and upon vote, unanimously carried, the Board approved a Resolution Adopting the 2021 Budget, To Set Mill Levies, and to Appropriate Sums for Golden Eagle Acres Metropolitan District 2.

Following discussion, upon a motion made by Director Jim Anderson, seconded by Director Greg Cecil, and upon vote, unanimously carried, the Board approved a Resolution Adopting the 2021 Budget, To Set Mill Levies, and to Appropriate Sums for Golden Eagle Acres Metropolitan District 3.

D. Discuss 2020 Audit

The Board discussed the 2020 audit requirements. Following discussion, upon a motion made by Director Jim Anderson, seconded by Director Fauth, and upon vote, unanimously carried, the Board authorized the District accountant to engage a CPA to submit the appropriate audit exemption form on behalf of each District and furthermore approved Ms. Weaver to file with the DLG, and approved Director Greg Cecil to sign engagement.

8. Legal Matters

A. Resolution Determining not to Provide Worker's Compensation Coverage for Uncompensated Members of the Board of Directors:

Following discussion, upon a motion made by Director Greg Cecil, seconded by Director Vernon Cecil, and upon vote, unanimously carried, the Board authorized Mr. Carlson to take the most cost-effective option.

B. Discussion regarding District Debt/ Developer Reimbursements and the status of cost certifications

The Boards discussed. Mr. Carlson will send the certification to the Board. This item was tabled until a future meeting of the Board.

14. Board Member Matters

None.

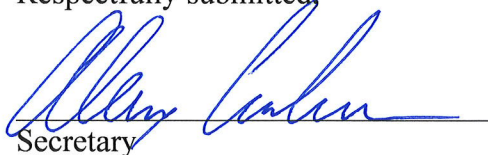
15. Developer Updates

None.

16. Adjournment

As there were no further matters to discuss, upon a motion duly made by Director Greg Cecil, seconded by Director Vernon Cecil, and upon vote, unanimously carried, the Boards adjourned the meeting.

Respectfully submitted,


Secretary