

**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 MARCH 4, 2021**

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 Thursday March 4, 2021, at 5:30 p.m. held exclusively by means of Zoom webinar (due to the ongoing pandemic). The meeting was open to the public.

Attendance: In attendance were Board members:

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

Also in attendance were:

Kathryn Winn; Collins Cockrel & Cole
Alex Carlson and Andrea Weaver; Centennial Consulting Group

Fifteen members of the public.

1. Call to Order/Declaration of Quorum

Mr. Carlson called the meeting to order. A quorum of the Board 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 Valerie Anderson, seconded by Director Greg Cecil, and upon vote unanimously carried, the Boards approved an amended agenda which moved the Public Comment period to the end of the meeting.

4. Review and Approve the Minutes of the November 18, 2020, Special Meeting and 2021 Budget Hearing.

After review and discussion, upon a motion made by Director Greg Cecil, seconded by Director Valerie Anderson, and upon vote, unanimously carried, the Boards approved the

minutes of the November 18, 2020, Special Meeting and 2021 Budget Hearing as presented.

6. Items from the Manager

- A. Review and Discuss the Amended and Restated Water Rules and Regulations and Consider Amendment to Water Rate Cost Schedule:

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 Amended and Restated Water Rules and Regulations and the Amendment to Water Rate Cost Schedule as presented.

- B. Manager's report of existing conditions and current CC&R Violations:

Mr. Carlson presented the existing conditions and current CC&R Violations including seeding, fencing, and campers/trailers.

- C. Consider homeowner addition to the Architectural Review Committee:

Following discussion, upon a motion duly made by Director Valerie Anderson, Seconded by Director Greg Cecil, and upon vote, unanimously carried the Boards approved the addition of David Brantner to the Architectural Review Committee

- D. Addition of speed limit signs by Town of Severance:

The Board discussed the two speed limit signs added by the Town of Severance.

7. Financial Matters

- A. Review and Consider approval of Claims:

Ms. Weaver presented the payment of claims for approval. Following discussion, upon a motion made by Director Valerie Anderson, seconded by Director Greg Cecil, and upon vote, unanimously carried, the Board ratified the payment of claims as presented.

- B. Presentation of Unaudited Financial Statements for the Period Ending December 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 December 31, 2020 as presented.

C. Discuss 2020 Audit

The Board discussed the 2020 Audit requirements including a District No. 1 audit proposal submitted by Mark James & Associates P.C. Following discussion, upon a motion made by Director Valerie Anderson, seconded by Director Greg Cecil, and upon vote, unanimously carried, the Board authorized the District accountant to file the audit exemptions for District Nos. 2 and 3 in addition to filing the District No. 1 audit subject to legal review and approved Director Greg Cecil to sign all necessary documents.

8. Legal Matters

A. Discuss Debt/Developer Reimbursements, status of Cost Certification, and consideration of proposals and engagement letters:

Following discussion, upon a motion made by Director Valerie Anderson, seconded by Director Greg Cecil, and upon vote, unanimously carried, the Board authorized Director Greg Cecil to engage D.A. Davidson. to take the most cost-effective option for issuing district debt.

B. Discuss transferring particular District owned property to surrounding property owners.

The Boards discussed. Ms. Winn will prepare a deed. Following discussion, upon a motion made by Director Valerie Anderson, seconded by Director Vernon Cecil, and upon vote, unanimously carried, the Board authorized Director Greg Cecil to sign the deed, once prepared, to transfer ownership of Tract K to the District.

C. Resolution Designating Posting Locations

Following discussion, upon a motion made by Director Greg Cecil, seconded by Director Valerie Anderson, and upon vote, unanimously carried, the Board approved the Resolution Designating Posting Locations as presented.

14. Board Member Matters

None.


5. Public Comment

Josh Fults discussed the ARC approving the same floor plans and paint colors for homes as a problem needing to be addressed per the district rules and regulations.

16. Adjournment

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

Respectfully submitted,



Secretary