

**RECORD OF PROCEEDINGS
MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
SADDLEBACK METROPOLITAN DISTRICT**

HELD: September 13, 2021 at 6:00 p.m. at Frei & Sons Inc., 35715 Hwy 40,
Building B, Ste. 100, Evergreen, CO 80439.

ATTENDANCE:

A special meeting of the Board of Directors of Saddleback Metropolitan District, Clear Creek County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Tarly Dall, President
Lawrence DiGioia, Secretary
George Petricich, Treasurer

No Directors were absent. There are two vacancies on the Board.

Tom George of Spencer Fane LLP, resident Kent Leppard, and Katie Walker and Steven Revenig were also in attendance.

CALL TO ORDER:

Director Dall noted for the record that a quorum was present, and on behalf of the Board, called the meeting to order at 6:08 p.m.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Mr. George discussed the state law requirements for disclosure of potential conflicts of interest with the Directors. It was noted there were no new conflicts.

APPROVAL OF AGENDA:

The Board approved the agenda as presented.

APPROVAL OF MEETING MINUTES:

Following discussion, upon a motion duly made, seconded and, unanimously carried, the Board approved the minutes of the November 16, 2020 and March 31, 2021 special meetings as presented.

**RESOLUTION REGARDING THE IMPOSITION OF A DISTRICT FACILITY FEE;
RESOLUTION REGARDING THE IMPOSITION OF A MONTHLY SERVICE FEE;
AMENDED AND RESTATED RULES AND REGULATIONS:**

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Mr. George presented the proposed Resolutions and the proposed Amended and Restated Rules and Regulations, and the Board noted that a large number of lots being marketed by a new real estate entity has prompted the Board to re-examine the current fee structure to make prospective buyers aware of the District's fees, costs and financial impact on the District. The Board discussed the proposed changes to the Rules and Regulations as well as the proposed changes to the District's fees. The Board also discussed the continued road deterioration of Saddleback/Saddle Ridge leading into the District and the impact new development may have upon the existing roadways. The Board discussed generally the District's need for and use of fee revenues. Ms. Walker expressed concern that the proposed changes departed from what the District has done in the past, and indicated that there are plans to develop phase three with possible paved roadways in the new phase. Discussion ensued. The Board determined that additional research into the District's fee collections in past years is warranted and directed Mr. George to review the District's files regarding the same. The Board also directed Mr. George to work with Ms. Walker to obtain any District files that may not have been previously transferred from the prior Board.

Following discussion, action on the proposed Resolutions and Amended Rules and Regulations was tabled.

DISCUSSION REGARDING ROAD MAINTENANCE:

The Board discussed future road maintenance needs of the District, noting the District is responsible for the maintenance of Saddleback/SaddleRidge leading into the District per the Service Plan, and up to the Trellis where Packsaddle begins is a 1.67 mile stretch, and the roads in the District are 0.8 miles including Halter Way, Steeldust Lane, Packsaddle Trail and Outpost Lane. It was noted the District is currently awaiting a proposal for road shouldering repair to be possibly completed in September or October with labor and materials to be shared expenses by the County and the District. 1Following discussion, this matter was tabled.

OTHER BUSINESS:

Mr. Revenig stated that he represents Uphill LLC, and noted that Uphill has not invoiced the District for its water fees for two years; Mr. Revenig requested further discussion regarding water at a future date. Mr. Revenig also noted that Uphill may be requesting the Board consider granting an access easement across District property, but noted that additional information would be developed and forthcoming from Uphill before a formal request is made. No action was taken by the Board.

Following discussion, the Board set a special meeting for Monday, October 4, 2021 at 6:00 p.m.

ADJOURNMENT:

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There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 7:30 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of Saddleback Metropolitan District.

Lawrence DiGioia

Secretary to the Board

SIGNATURE CERTIFICATE



REFERENCE NUMBER

53BC6E5E-FB2F-4496-87D4-47525FD627D9

TRANSACTION DETAILS	DOCUMENT DETAILS
<p>Reference Number 53BC6E5E-FB2F-4496-87D4-47525FD627D9</p> <p>Transaction Type Signature Request</p> <p>Sent At 09/12/2022 16:30 EDT</p> <p>Executed At 09/13/2022 21:49 EDT</p> <p>Identity Method email</p> <p>Distribution Method email</p> <p>Signed Checksum 8bb206abaae6d45f9d606f60c3c8abdb79bfc3c8fe892c44930195657ca7f98b</p> <p>Signer Sequencing Disabled</p> <p>Document Passcode Disabled</p>	<p>Document Name Saddleback Md 09-13-21 Draft Minutes 6217264 1</p> <p>Filename saddleback_md_09-13-21_draft_minutes_6217264_1_.docx</p> <p>Pages 3 pages</p> <p>Content Type application/vnd.openxmlformats-officedocument.wordprocessingml.document</p> <p>File Size 26.6 KB</p> <p>Original Checksum 7f095df134f740462d5fd079dab87df6c53e4e8841081e2296dd7f857954881d</p>

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name Lawrence DiGioia</p> <p>Email ldigi24@gmail.com</p> <p>Components 1</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 6f6b144a5147b51932e3243e8ae4b389c6f96008b56d57de4b232f48a6be0d12</p> <p>IP Address 12.139.102.195</p> <p>Device Chrome via Windows</p> <p>Typed Signature </p> <p>Signature Reference ID FC17E95E</p>	<p>Viewed At 09/13/2022 21:48 EDT</p> <p>Identity Authenticated At 09/13/2022 21:49 EDT</p> <p>Signed At 09/13/2022 21:49 EDT</p>

AUDITS

TIMESTAMP	AUDIT
09/12/2022 16:30 EDT	Robin Navant (rnavant@spencerfane.com) created document 'saddleback_md_09-13-21_draft_minutes_6217264_1_.docx' on Chrome via Windows from 24.8.241.107.
09/12/2022 16:30 EDT	Lawrence DiGioia (ldigi24@gmail.com) was emailed a link to sign.
09/13/2022 21:48 EDT	Lawrence DiGioia (ldigi24@gmail.com) viewed the document on Chrome via Windows from 12.139.102.195.
09/13/2022 21:49 EDT	Lawrence DiGioia (ldigi24@gmail.com) authenticated via email on Chrome via Windows from 12.139.102.195.
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