

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

JOHNSTOWN FARMS EAST METROPOLITAN
DISTRICT

Held: Thursday, April 7, 2022 at 9:00 a.m.

This the meeting was held via teleconference.

Attendance

The special meeting of the Board of Directors of the Johnstown Farms East Metropolitan District, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Craig Campbell
Jack N. Hoagland
Michael Pietschmann

Also present: Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; and Alex Fink, CliftonLarsonAllen LLP.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Conflict of Interest
Disclosures

Mr. White advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. 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. Mr. 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.

Agenda

Mr. White presented the Board with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended to discuss Election of Officers and Discussion of Vacancies following Public Comment.

Public Comment	None.
Election of Officers	The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Michael Pietschmann as Secretary/Treasurer.
Discussion of Vacancies	Director Campbell addressed the Board and expressed an interest in appointing builder representatives to the Board of Directors. The Board directed Mr. White to prepare and publish a notice of vacancy. Director appointments will be tabled until the next scheduled meeting.
Consider Approval of December 2, 2021 and December 14, 2021 Meeting Minutes	Mr. White presented the minutes from the December 2, 2021 and December 14, 2021 special meetings. Following discussion, upon a motion duly made and seconded, the Board unanimously approved as presented.

Legal Matters

Discussion Regarding Engagement of District Manager	The Board discussed engaging a manager to oversee operation and covenant enforcement services. Mr. White informed the Board that he has requested bids from Centennial Consulting Group, Teleos and Advance HOA. Mr. White will bring the proposals back to the Board of Directors for approval.
Discussion Regarding Imposition of Operation Fees	The Board discussed the service plan operation fee limit of \$50 per month. Director Campbell indicated that the builders have been informed that the fee will be imposed. The Board will consider adoption of a fee and collection resolution at the next scheduled meeting.

Financial Matters

Conduct Public Hearing on 2021 Budget Amendment and Consider Adoption of Resolution Amending 2021 Budget	<p>Director Campbell opened the public hearing on the 2021 Budget Amendment. Mr. White noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.</p> <p>Mr. Fink reviewed the Resolution Amending the 2021 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the 2021 Budget Amendment.</p>
Other Business	Mr. Fink informed the Board that the draft audit is almost

completed to be presented to the Board of Directors.

Adjournment

There being no further business to come before the Board, and following discussion and upon motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Jack Hoagland

[Jack Hoagland \(Aug 15, 2022 16:32 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 9th day of August, 2022.