

MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

JOHNSTOWN FARMS EAST METROPOLITAN
DISTRICT

Held: Tuesday, August 9, 2022 at 1:00 p.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

Also present: Zachary P. White, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; and Judy Smeltzer, Advance HOA.

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 presented.

Consider Appointment of
Directors to Fill Vacancies

Mr. White presented to the Board that Notice of Vacancy was published and has received copies of purchase and sale

and Election of Officers

agreements from Cindy Myers and Debra Hessler to be eligible electors of the District. Following discussion, upon a motion duly made and seconded, the Board unanimously appointed Ms. Myers and Ms. Hessler to the Board.

The Board engaged in general discussion regarding the Election of Officers and determined to elect the officers at the next meeting when Ms. Myers and Ms. Hessler will be present.

Public Comment

None.

Consider Approval of April 7, 2022 Meeting Minutes

Mr. White presented the minutes from the April 7, 2022 special meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously approved as presented.

Legal Matters

Consider Approval of Independent Contractor Agreement with Advance HOA for District Management Services

Mr. White presented the Independent Contractor Agreement with Advance HOA for District Management Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Adoption of Resolution Concerning Imposition of an Operations Fee

Mr. White presented the Resolution Concerning Imposition of an Operations Fee to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges

Mr. White presented the Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fess and Charges to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolution.

Discussion Regarding Adoption of Residential Design Guidelines

The Board engaged in a discussion regarding residential improvement guidelines. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the guidelines agreed upon by Ms. Myers and Ms. Hessler as the representatives of the builders in the District.

Financial Matters

Other

None.

Other Business

None.

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.

Craig Campbell

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 14th day of November, 2022.