

MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

JOHNSTOWN FARMS EAST METROPOLITAN  
DISTRICT

Held: Thursday, June 29, 2023, at 10:30 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  
Debra Hessler  
Cynthia Myers

Also present: Zachary P. White, Esq., and Nelson G. Dunford, Esq., White Bear Ankele Tanaka & Waldron Attorneys at Law, District General Counsel; Melissa Tagle-Bustillos and Melissa Kupferer, Advance HOA, District Manager; Alex Fink, CliftonLarsonAllen LLP, District Accountant; and members of the public.

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. Mr. Campbell disclosed his potential conflict of interest related to TF Johnstown Farm, LP, and indicated his intention to abstain with respect to actions involving TF Johnstown Farms, LP. 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.

|   |   |
|---|---|
| <b>Agenda</b>   | 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.  |
| <b>Election of Officers</b>                           | The Board elected the following officers:<br><br>President – Craig Campbell<br>Secretary - Debra Hessler<br>Treasurer - Cynthia Myers<br>Assistant Secretary - Jack N. Hoagland   |
| <b>Public Comment</b>                                 | Members of the public had questions and comments relating to ARC, increased resident representation on the Board of Directors, and fencing issues.  |
| <b>Consent Agenda</b>                                 | Mr. White presented the Consent Agenda to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the following: <ul style="list-style-type: none"> <li>• Approval of November 14, 2022 Regular Minutes<br/>Ratification of Fence Variance Requests (626 Columbia St.)</li> </ul> |
| <b>District/Operations Matters</b>                    |   |
| Manager’s Report                                      | The District Manager presented the manager’s report. No action taken.   |
| Closing Report  | The District Manager presented the closing report to the Board and the Board discussed. No action taken.  |
| ARC Report  | The District Manager presented the ARC report to the Board and the Board discussed issues the ARC is experiencing. No action taken.   |
| Discussion Regarding Update of Landscape Installation | The District Manager presented an update regarding landscape installation to the Board. No action taken.  |
| <b>Financial Matters</b>                              |   |
| Consider Approval of Payables/Financials              | Mr. Fink presented the financials and claims to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the financials and claims.  |
| Consider Approval of 2022                             | Mr. Fink presented the 2022 Audit to the Board. Following   |

Audit discussion, upon a motion duly made and seconded, the Board unanimously approved the audit.

Other Business The Board engaged in a general discussion regarding the fence variation request, and the Board determined to have ARC review.

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.



---

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 17<sup>th</sup> day of November 2023.