

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE YORK STREET METROPOLITAN DISTRICT HELD NOVEMBER 12, 2021

The special meeting of the Board of Directors of the York Street Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, the 12th day of November, 2021, at 10:00 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Blake Carlson
Brian Jumps
Ryan Carlson
Richard Green

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the absence of Stephanie Reed was excused

Also In Attendance Were:

Matt Cohrs; Special District Management Services, Inc.

Dianne Miller, Esq.; Miller & Associates Law Offices, LLC

Carrie Bartow, CPA; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Miller advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

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ADMINISTRATIVE MATTERS

Agenda: Mr. Cohrs distributed for the Board's review and approval a proposed Agenda for the special meeting.

Following discussion, upon motion duly made by Director Blake Carlson seconded by Director Green and, upon vote, unanimously carried, the Agenda was approved, as amended to add a Master Services Agreement for CliftonLarsonAllen LLP.

Confirm Location of Meeting/Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's special meeting. This District meeting was held and properly noticed to be held via video enabled web conference (Zoom), without any individuals (neither District representatives nor the general public) attending in person. The Board further noted that notice providing the video enabled web conference (Zoom) login/call-in information was duly posted and that they have not received any objections or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Minutes: The Board reviewed the Minutes of the July 23, 2021 special meeting.

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board approved the Minutes of the July 23, 2021 special meeting were approved, as presented.

2022 Annual Administrative Resolution: The Board discussed 2022 regular meeting dates.

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board determined to hold 2022 regular meetings on July 22, 2022 and November 11, 2022 at 10:00 a.m. at the offices of Miller and Associates 1641 California Street, Suite 300, Denver, Colorado and Via Zoom.

Attorney Miller presented the Board with a resolution establishing regular meeting dates, notice provisions and other administrative matters.

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board adopted the 2022 Annual Administrative Resolution.

Compliance Resolution: The Board considered the adoption of the Compliance Resolution.

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Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board adopted the Compliance Resolution.

FINANCIAL MATTERS

Claims: The Board considered ratifying approval of the payment of claims for the periods ending as follows:

Fund	Period Ending Aug. 31, 2021	Period Ending Sept. 30, 2021	Period Ending Oct. 26, 2021
General	\$ 5,449.85	\$ 582.82	\$ 1,253.96
Debt	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-
Total	\$ 5,449.85	\$ 582.82	\$ 1,253.96

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Ms. Bartow reviewed with the Board the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending September 30, 2021. Director Green had questions regarding the developer advances. Ms. Bartow answered Director Green's questions.

Following review and discussion, upon motion duly made by Blake Carlson, seconded by Director Green and upon vote, unanimously carried, the unaudited financial statements for the period ending September 30, 2021 were accepted, as presented.

Preparation of 2021 Audit: The Board discussed the 2021 Audit.

Following review and discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board approved the engagement of Haynie & Company to prepare the 2021 Audit, for an amount not to exceed \$5,900.00.

2021 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2021 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider an amendment to the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written

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objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following discussion, the Board determined that an amendment was not necessary.

2022 Budget Hearing: The President opened the public hearing to consider the proposed 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following discussion, the Board considered the adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money, and Set Mill Levies for General Fund at 21.152 mills, the Debt Service Fund at 55.664 mills, and other fund(s) of 0.000 mills for a total mill levy of 76.816 mills. Upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board adopted the Resolution to Adopt the 2022 Budget and Appropriate Sums of Money, and Set Mill Levies. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Election Expenditures Budget: The Board considered the increase of the election expenditures budget to \$10,000, total expenses \$75,000.

Following review and discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board approved the budget, as amended to increase the election expenditures budget to \$10,000, total expenses \$75,000.

LEGAL MATTERS

New Legislation: Attorney Miller provided an update to the Board on legislation impacting districts.

Resolution No. 2021-11-04; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election: The Board considered the adoption of the Resolution No. 2021-11-04; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election. The Board also discussed the need for ballot issues and/or questions.

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Following consideration, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board adopted the Resolution No. 2021-11-04; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election.

OTHER BUSINESS


Master Services Agreement for CliftonLarsonAllen LLP: The Board reviewed the Master Services Agreement for CliftonLarsonAllen LLP.

Following review and discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the Board approved the Master Services Agreement between the District and CliftonLarsonAllen LLP.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Blake Carlson, seconded by Director Green, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: 
Secretary