

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF
THE MULBERRY
METROPOLITAN DISTRICT NOS. 1-6
HELD
April 19, 2023

The Special Meeting of the Boards of Directors of Mulberry Metropolitan District Nos. 1-6 was held via videoconference, on Wednesday, April 19, 2023, at 4:00 p.m.

ATTENDANCE

Directors in Attendance:

Patrick McMeekin, President
Landon Hoover, Treasurer & Secretary

Also in Attendance:

Robert G. Rogers and Eve Velasco; White Bear Ankele Tanaka & Waldron
Andrew Kunkel, Nicole Wing, Brendan Campbell, and Stanley Holder;
Pinnacle Consulting Group, Inc.
Taralee Jackson; Hartford Homes

ADMINISTRATIVE
ITEMS

The Special Meeting of the Boards of Directors (collectively, the “Boards”) of Mulberry Metropolitan District Nos. 1-6 (collectively, the “District”) was called to order by Director McMeekin at 4:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director McMeekin noted that a quorum was present. All Board Members confirmed their qualification to serve on the Boards. Ms. Velasco advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Ms. Velasco reported that disclosures for the 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 Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Velasco inquired into whether the members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. Additionally, the Board Members determined that the participation of the members’ present was necessary to obtain a quorum or otherwise enable the Boards to act.

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AGENDA

The Boards reviewed the agenda. Upon motion duly made by Director Hoover, seconded by Director McMeekin and, upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

PUBLIC
COMMENT

There were no public comments received.

DIRECTOR
COMMENTS

There were no Director comments.

CONSENT
AGENDA ITEMS

Director McMeekin reviewed the items on the consent agenda with the Boards. Ms. Velasco advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Hoover and seconded by Director McMeekin, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- A. Minutes - December 6, 2022, January 5, 2023, and January 31, 2023, Special Meetings.
 - B. Ratification of Filing 1 Construction Project Contracts with Coyote Ridge.
 - C. Ratification of 2022 Audit Exemptions for District No. 1 and District Nos. 3-6.
 - D. Ratification of Payment of Claims.
- _____

DISTRICT
MANAGER ITEMS

Pinnacle Consulting Group, Inc. Addendum: Mr. Kunkel presented and requested approval of the Pinnacle Consulting Group, Inc. Addendum to the Boards and answered questions. Following review and discussion, upon motion duly made by Director Hoover, seconded by Director McMeekin and, upon vote, unanimously carried, it was

RESOLVED to approve the Pinnacle Consulting Group, Inc. Addendum.

Manager's Report: Mr. Kunkel reviewed the Manager's Report with the Boards and answered questions.

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Implementation of O&M Fees and Associated Resolution: Mr. Campbell discussed the implementation of O&M Fees and Associated Resolution with the Boards and answered questions. Mr. Campbell noted he will be collaborating with the developer to complete a financial model. Mr. Campbell suggested implementing O&M Fees prior to residents moving into the District.

FINANCIAL ITEMS Financial Statements: Mr. Campbell reviewed the unaudited Financial Statements for the period ending December 31, 2022, with the Boards and answered questions.

2022 AMENDED BUDGET HEARING Director McMeekin opened the public hearing on the 2022 Budget Amendment for District No. 1. It was noted that notice of the hearing was provided in accordance with state budget law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed. The Board for District No. 1 reviewed the amended 2022 budgets, which detailed estimated revenues and expenditures.

Original Adopted General Fund: \$73,206

Amended General Fund: \$80,002

Following review and discussion, upon motion duly made by Director Hoover, seconded by Director McMeekin and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolution of District No. 1 to amend the 2022 Budget District No. 1 General Fund.

2023 AMENDED BUDGET HEARING Mr. Campbell informed the Boards there is currently not a need to amend the 2023 Budgets and he will continue to monitor the Budgets.

LEGAL ITEMS May 2023 Election: Mr. Rogers provided an update on the May 2023 Election and answered questions.

CAPITAL MANAGER ITEMS Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #2): Mr. Holder presented and requested approval of the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #2) to the Boards and answered questions. Following review and discussion, upon motion duly made by Director Hoover, seconded by Director McMeekin and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Regarding Acceptance of

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District Eligible Costs (Cost Certification Report #2) as presented.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #3): Mr. Holder presented and requested approval of the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #3) to the Boards and answered questions. Following review and discussion, upon motion duly made by Director Hoover, seconded by Director McMeekin and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #3) as presented.

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #4): Mr. Holder presented and requested approval of the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #4) to the Boards and answered questions. Following review and discussion, upon motion duly made by Director Hoover, seconded by Director McMeekin and, upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #4) as presented.

DIRECTOR ITEMS There were no Director Items brought in front of the Boards.

OTHER ITEMS There were no Other Items brought in front of the Boards.

ADJOURNMENT Upon motion duly made by Director McMeekin, seconded by Director Hoover, the meeting was adjourned at 4:26 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above referenced meeting and was approved by the Boards of Directors of Mulberry Metropolitan District Nos. 1-6.

Respectfully submitted,



Andrew Kunkel, Recording Secretary