

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
MARVELLA METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD  
SEPTEMBER 12, 2017**

A regular meeting of the Board of Directors of the Marvella Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, September 12, 2017 at 8:00 A.M., at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado. The meeting was open to the public.

Directors In Attendance Were:

Eric T. Dome  
Jeff Powles  
Carl Nelson  
Ken Rabel was absent and excused.

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher, P.C.  
Diane Wheeler; Simmons & Wheeler, P.C.  
Kim Herman and Geol Scheirman; CliftonLarsonAllen LLP  
Nurit Shlomo – Resident  
Katy Roth – Resident  
Lois Eklund – Resident  
Michelle Strother – Resident  
Marc Steron - Resident

ADMINISTRATIVE  
MATTERS

Disclosure of Potential Conflicts of Interest

Director Dome called the meeting to order. Attorney Cortese discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Cortese that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors in advance of the meeting pursuant to statute.

Approval of Agenda and Confirm Location of Meeting and Posting of Meeting Notice

Following discussion, upon motion duly made by Director Nelson, seconded by Director Powles and, upon vote, unanimously carried, the Board approved the Agenda as amended.

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 Board meeting. Following discussion, and upon motion duly made by Director Nelson, seconded by Director Powles and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

Review and Consider Approval of June, 13, 2017 Meeting Minutes:

Following discussion, upon motion duly made by Director Powles, seconded by Director Dome, and upon vote, unanimously carried, the Board approved the June 13, 2017 meeting minutes as presented.

Acknowledge the Resignation of Mr. David Grant from the Board of Directors effective August 1, 2017

The Board acknowledged the resignation of Mr. David Grant effective August 1, 2017.

Vacancy on the Board

PUBLIC COMMENTS The Board discussed the vacancy on the Board and explained the requirements to serve. The Board asked that interested parties notify Ms. Kim Herman at CliftonLarsonAllen to be considered for the vacant Board seat.

The Board and District consultants introduced themselves.

The Board addressed questions from District residents regarding pool maintenance, the fire pit, landscaping, street lights and safety, lot drainage and general maintenance and operations items.

FINANCIAL MATTERS

Ratify and Approval of Payment of Claims

Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified claims in

the amount of \$40,074.63 and approved the payment of current claims in the amount of \$8,715.72.

June 30, 2017 Unaudited Financial Statements

Ms. Wheeler reviewed the June 30, 2017 Unaudited Financial Statements with the Board. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board accepted the June 30, 2017 Unaudited Financial Statements.

Public Hearing on Amendment to the 2016 Budget; Adoption of Resolution No. 2017-09-01; Resolution to Amend the 2016 Budget

Upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board opened the Public Hearing to consider the proposed amendment to the 2016 Budget.

It was noted that Notice stating that the Board would consider amendment of the 2016 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing. No public comments were received and upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Public Hearing was closed.

Following discussion, upon motion duly made by Director Powles, seconded by Director Dome, and upon vote unanimously carried, the Board adopted Resolution No. 2017-09-01 Amending the 2016 Budget.

Public Hearing on Amendment to the 2017 Budget; Adoption of Resolution No. 2017-09-02; Resolution to Amend the 2017 Budget

Upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board opened the Public Hearing to consider the proposed amendment to the 2017 Budget.

It was noted that Notice stating that the Board would consider amendment of the 2017 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing. No public comments were received and upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Public Hearing was closed.

Following discussion, upon motion duly made by Director Powles, seconded by Director Dome, and upon vote unanimously carried, the Board adopted Resolution No. 2017-09-02 Amending the 2017 Budget.

2018 Budget ; Public Hearing to Adopt the 2018 Budget and Appropriate sums of money and Set Mill Levies

Upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board opened the Public Hearing to consider proposed 2018 budget.

It was noted that Notice stating that the Board would consider the 2018 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing. No public comments were received.

Ms. Wheeler reviewed the 2018 Proposed Budget. Following discussion, the Board determined to continue the public hearing to the November 14, 2017 meeting scheduled at 8:00 am at the offices of CliftonLarsonAllen.

Authorization to prepare and sign DLG-70 Mill Levy Cert.

This item was deferred to the November 14, 2017 Board meeting and continued Budget Hearing.

Review and Consider Adoption of Resolution Acknowledging Gallagher Adjustment

This item was deferred to the November 14, 2017 Board meeting and continued Budget Hearing.

Engagement of Auditor to Perform 2017 Audit

This item was deferred to the November 14, 2017 Board meeting and continued Budget Hearing.

LEGAL  
MATTERS

Operational Funding Agreement between District and Century at Marvella, LLC

This item was deferred to the November 14, 2017 Board meeting.

Resolution Calling May 8, 2018 Regular Director's Election, Resolution No 2017-09-03, and Appointing of Designated Election Official ("DEO")

After review and discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board adopted Resolution No 2017-09-03 Calling the May 8<sup>th</sup>, 2018 Directors Election, Appointing the DEO and Authorizing the DEO to perform all tasks necessary for the conduct of a mail ballot election. It was noted self-nomination and acceptance forms are due to the DEO by March 2, 2018.

Adoption of Resolution No 2017-09-04 for Imposition of Fees for the District Pool

After review and discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board adopted Resolution No. 2017-09-04 Regarding the Imposition of Fees for the District Pool; which imposes a fee of \$3,000 for a single person or family per year for pool use access for non-District residents.

Ratifying Approval of Resolution No. 17-01 Assignment of License Agreement among the City of Aurora, Century Communities and the District

After review, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board ratified approval of Resolution No. 17-01, Assignment of License Agreement among the City of Aurora, Century Communities and the District which assigns said License Agreement to the District.

Approval of Service Agreement between District and Metco Landscape Inc. for 2018 Landscape and Snow Removal Services

MANAGER'S  
ITEMS

After review, upon a motion duly made by Director Powles, seconded by Director Nelson and, upon vote unanimously carried, the Board approved the Service Agreement with Metco Landscape Inc. for Landscaping and Snow Removal for 2018.

Approval of Service Agreement between District and Perfect Pools LLC for 2018 Pool Maintenance.

The Board deferred approval for further clarification of services.

Pool Update

Ms. Herman updated the Board on the closing of the pool, and reported Comcast is contracted to install internet and phone service to the pool house.

Landscaping Update

The Board discussed landscaping items in the community and set the snow removal thresholds at 4 inch depth for removal.

Resolution No. 2017-09-05 Establishing 2018 Regular Meeting Dates, Time, Location and Posting Locations.

The Board discussed the business to be conducted in 2018. After discussion, upon a motion duly made by Director Powles, seconded by Director Nelson and, upon

vote, unanimously carried, the Board scheduled 2018 Regular Board Meeting dates for March 13, 2018, June 12, 2018, September 11, 2018 and November 13, 2018 and adopted Resolution No. 2017-98-05 regarding same.

Insurance Renewal, Insurance Schedules and Statutory Requirement for Position Schedule Bond and Obtaining Additional Insurance on District Owned Property

Ms. Herman will obtain additional information on current coverage and will present at the next meeting.

Rules and Regulations for Pool Area

The Board requested Ms. Herman work with Director Powles to draft Pool Rules and Regulations for the Board to review and consider at the November 14, 2017 Board meeting.

Transparency Notice Required Under Statute and Posting of Same on SDA Website.

Ms. Herman informed Board the Transparency Notice will be posted on the SDA website no later than January 15, 2018 pursuant to statute.

CAPITAL IMPROVEMENTS

Report on Status of Development

Director Nelson reported that the community was currently selling approximately 2 homes per month and building would reflect that production.

OTHER BUSINESS

Confirm Quorum for Next Meeting

The Board confirmed a quorum for the continued meeting scheduled for November 14, 2017 at 8:00 a.m. It was noted the November 14, 2017 meeting will be the Continued Budget Public Hearing.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 10:05 a.m.

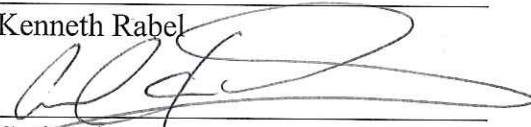
Respectfully submitted,

By   
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 12, 2017 MINUTES OF THE MARVELLA METROPOLITAN DISTRICT REGULAR MEETING BY THE BOARD OF DIRECTORS SIGNING BELOW:

  
\_\_\_\_\_  
Jeff Powles

  
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Eric T. Dome

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Kenneth Rabel  
  
\_\_\_\_\_  
Carl Nelson