

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
MARVELLA METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD  
JUNE 19, 2018**

A special meeting of the Board of Directors of the Marvella Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, June 19, 2018 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 (for a portion of the meeting)  
Tahlia Sayers  
Kristoper Crawford  
Michael Kark

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.  
Diane Wheeler; Simmons & Wheeler, P.C.  
Kim Herman and Geol Scheirman; CliftonLarsonAllen LLP  
Cindy Myers; Century Communities  
James Hasson; 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 Kark, seconded by Director Sayers and, upon vote, unanimously carried, the Board approved the Agenda as presented.

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 Kark, seconded by Director Sayers 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 February 21, 2018 Special Meeting Minutes:

Following discussion, upon motion duly made by Director Kark, seconded by Director Sayers, and upon vote, unanimously carried, the Board approved the February 21, 2018 special meeting minutes as presented.

#### Acknowledge the Resignation of Carl Nelson and Jeff Powles from the Board of Director, effective February 22, 2018 and March 2, 2018

The Board acknowledged the resignation of Carl Nelson and Jeff Powles from the Board of Director, effective February 22, 2018 and March 2, 2018, respectively.

#### Report on May 8, 2018 Cancelled Election

Ms. Herman reported that the May 8, 2018 Regular Election was canceled, as allowed per statute as there were not more candidates than seats available. It was noted that Director Kark was election to a 2-year term and Directors Crawford and Sayers were election to 4-year terms.

#### Board Vacancy

The Board discussed the vacancy on the Board. Resident, Mr. James Hasson expressed interest in serving the Board. Following discussion, upon a motion duly made by Director Kark, seconded by Director Sayers and, upon vote, unanimously carried, the Board appointed eligible elector James Hasson to the Board of Directors to fill the vacancy to May 2020. Director Dome administered the Oath of Office.

#### Appointment of Officers

Following discussion, upon motion duly made by Director Kark, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the follow slate of officers:

President : Eric Dome

Secretary: Tahlia Sayers

Treasurer: Kris Crawford

Asst. Secretaries: Michael Kark and James Hasson

PUBLIC COMMENTS Ms. Herman reported to the Board she had received an email from an out-of-District individual requesting a waiver of out-of-District pool membership fee. Following discussion, the Board declined the waiver.

FINANCIAL  
MATTERS

Ratify and Approval of Payment of Claims

Following discussion, upon motion duly made by Director Dome, seconded by Director Sayers and, upon vote, unanimously carried, the Board ratified claims in the amount of \$38,560.26 and approved the payment of current claims in the amount of \$8,191.78. The Board further authorized all Board members to be added as signers on the District bank account.

March 31, 2018 Unaudited Financial Statements

Ms. Wheeler reviewed the March 31, 2018 Unaudited Financial Statements with the Board. Following discussion, upon motion duly made by Director Kark, seconded by Director Sayers and, upon vote, unanimously carried, the Board accepted the March 31, 2018 Unaudited Financial Statements.

Approval of 2017 Audit and Authorize Execution of Representations Letter

Following discussion, upon a motion duly made by Director Kark, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the 2017 Audit, subject to final versions, and authorized execution of the Representation Letter.

LEGAL MATTERS

Approval of Resolution No. 2018-06-01; Amended and Restated Resolution regarding and the Imposition regarding and the Imposition of Fees for the District Pool

Following discussion, upon a motion duly made by Director Sayers, seconded by Director Kark and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-06-01; Amended and Restated Resolution regarding and the Imposition regarding and the Imposition of Fees for the District Pool.

MANAGER'S  
ITEMS

Pool Update

Ms. Herman provided an update on the opening of the pool, including that wireless service is being repaired and the gate security will be installed next month.

Landscape Update

Ms. Herman updated the Board that irrigation repairs have been completed and annuals have been installed.

COVENANTS

Covenant Enforcement Update

Ms. Herman reported that Design Guidelines are in progress.

CAPITAL IMPROVEMENTS

Report on Status of Development

Director Dome reported that they are still building and expect to be completed by mid-2019.

Status of Discussion regarding Crossing at Orchard Road

Attorney Cortese provided an update and stated that she is working with Director Sayers and Ms. Myers.

OTHER BUSINESS

Confirm Quorum for Next Meeting

The Board confirmed a quorum for the regular meeting scheduled for September 11, 2018, however will consider moving the meeting to the late afternoon.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

By Tahlia Jane Sayers  
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 19, 2018 MINUTES OF THE MARVELLA METROPOLITAN DISTRICT SPECIAL MEETING BY THE BOARD OF DIRECTORS SIGNING BELOW:



Eric T. Dome



Michael Kark



Tahlia Sayers



James Hasson