

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MARVELLA METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
MAY 13, 2019**

A special meeting of the Board of Directors of the Marvella Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, May 13, 2019 at 1:00 P.M., at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado. The meeting was open to the public.

Directors In Attendance Were:

Tahlia Sayers
Craig Corliss
Ian Roth
Michael Kark

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher, P.C.
Diane Wheeler; Simmons & Wheeler, P.C.
Geol Scheirman; CliftonLarsonAllen LLP
Brenda Owings; Century Communities

ADMINISTRATIVE
MATTERS

Disclosure of Potential Conflicts of Interest

Director Sayers called the meeting to order at 2:30 p.m. 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 Director Dome in advance of the meeting pursuant to statute.

Agenda and Confirm Location of Meeting and Posting of Meeting Notice

Following discussion, upon motion duly made by Director Kark, seconded by Director Corliss and, upon vote, unanimously carried, the Board approved the Agenda as presented.

March 27, 2019 Special Meeting Minutes:

Following discussion, upon motion duly made by Director Kark, seconded by Director Roth, and upon vote, unanimously carried, the Board approved the March 27, 2019 meeting minutes as amended.

Acknowledge Resignation of Jimmy Hasson:

The Board acknowledged the resignation of Jimmy Hasson from the Board of Directors, effective April 1, 2019.

Appointment of Director to Fill Board Vacancy:

The Board discussed the vacancy on the Board of Directors created by the resignation of Jimmy Hasson. Following discussion and upon motion duly made by Director Kark, and seconded by Director Sayers to nominate Dennis Squitieri to fill a vacant Board term, upon vote, unanimously carried, the Board appointed Dennis Squitieri. The Oath of Director was administered.

Consider Appointment of Offices:

Following discussion, upon a motion duly made by Director Kark, seconded by Director Dome and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President:	Tahlia Sayers
Secretary:	Craig Corliss
Treasurer:	Ian Roth
Asst. Secretary:	Michael Kark
Asst. Secretary:	Dennis Squitieri

PUBLIC COMMENTS There was no Public Comment.

FINANCIAL
MATTERS

Ratify Approval of Payment of Claims

Following discussion, upon motion duly made by Director Sayers, seconded by Director Corliss and, upon vote, unanimously carried, the Board ratified claims in the amount of \$7,913.40.

Director Kark requested Mr. Scheirman work with Ms. Wheeler and Ms. Owings to review invoices from Arrowhead for repairs due to construction damage and send an invoice to Century Communities for reimbursement. Mr. Scheirman stated he will coordinate with Ms. Herman and ensure this is processed.

March 31, 2019 Unaudited Financial Statements

Ms. Wheeler reviewed the March 31, 2019 Unaudited Financial Statements with the Board. Following discussion, upon motion duly made by Director Sayers, seconded by Director Corliss and, upon vote, unanimously carried, the Board accepted the March 31, 2019 Unaudited Financial Statements.

Discuss Status of 2018 Audit

Ms. Wheeler reviewed the 2018 Audit with the Board. Following discussion, upon motion duly made by Director Kark, seconded by Director Roth and, upon vote, unanimously carried, the Board approved the 2018 Audit, as amended.

LEGAL
MATTERS

None

MANAGER'S
ITEMS

Landscaping Update

Mr. Lusby provided an update regarding the irrigation system and the flowers being installed. The Board requested attention be given to flower beds as there was weed growth and to watch the creek way to clear trash. Director Kark requested the irrigation system be checked regularly to have any damage repaired as quickly as possible.

Pool Update

Mr. Scheirman provided an update with the Board. The Board requested Mr. Scheirman to obtain pricing on pool umbrellas. It was also noted that the fire pit needed maintenance and the pool shower was not working. Mr. Scheirman stated he would have both repaired.

COVENANTS

Report of Covenant Enforcement

The Board discussed quarterly newsletters and email blasts to improve communication for the community.

Consider Adoption of Resolution No. 2019-05-01; Acknowledging and Adopting the Covenant, Conditions and Restrictions of Marvella

Following discussion, upon motion duly made by Director Kark, seconded by Director Corliss and, upon vote, unanimously carried, the Board approved the Resolution No. 2019-05-01 Acknowledging and Adopting the Covenant, Conditions and Restrictions of Marvella.

Consider Adoption of Resolution No. 2019-05-02; Adopting the Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions of Marvella

Following discussion, upon motion duly made by Director Kark, seconded by Director Corliss and, upon vote, unanimously carried, the Board approved the Resolution No. 2019-05-02 Adopting the Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions of Marvella.

Consider Adoption of Resolution No. 2019-05-03; Adopting the Design and Landscape Guidelines of Marvella

Following discussion, upon motion duly made by Director Kark, seconded by Director Corliss and, upon vote, unanimously carried, the Board approved the Resolution No. 2019-05-03 Adopting the Design and Landscape Guidelines of Marvella.

CAPITAL IMPROVEMENTS

Report on Status of Development

Ms. Owings reported the status of development with the Board. She noted that 14 lots remain with 4 lots under contract currently.

Other

The Board requested additional postings of meeting notices at mailboxes.

OTHER BUSINESS

August 12, 2019 Meeting

The Board confirmed a quorum for the Regular Board Meeting on August 12, 2019 at 2:00 p.m. at CliftonLarsonAllen, LLP.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:10 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 13, 2019 MINUTES OF THE MARVELLA METROPOLITAN DISTRICT SPECIAL MEETING BY THE BOARD OF DIRECTORS SIGNING BELOW:

Tahlia Sayers

Craig Corliss

Ian Roth

Michael Kark