

**MINUTES OF A WORKING SESSION OF  
THE BOARD OF DIRECTORS OF  
MARVELLA METROPOLITAN DISTRICT  
(THE “DISTRICT”)  
HELD  
AUGUST 27, 2020**

A working session of the Board of Directors of Marvella Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, August 27, 2020 at 11:00 a.m. Due to the 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 special meeting was held by conference/ video call without any individuals (neither District representatives nor the general public) attending in person.

Directors In Attendance Were:

Tahlia Sayers  
Craig Corliss  
Michael Kark  
Dennis Squitieri  
Ian Roth

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.  
Kim Herman, Denise Denslow and Nic Carlson; CliftonLarsonAllen LLP

ADMINISTRATIVE  
MATTERS

Disclosure of Potential Conflicts of Interest

Director Kark called the meeting to order at 11:02 a.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. There were no potential conflicts disclosed and it was noted all Board members are residents of the District.

Agenda and Meeting Location

The Board reviewed the Agenda for the District’s working session. Following discussion, upon motion duly made by Director Roth, seconded by Director Corliss and, upon vote, unanimously carried, the Agenda was approved, 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, upon motion duly made by Director Kark, seconded by Director Sayers and, upon vote, unanimously carried, due to concerns regarding COVID-19, the Board determined to conduct the meeting at the above-stated date, time and location, which is within 20 miles of the District.

The Board further noted that notice of the date, time, location and the telephonic/video manner of the meeting was duly posted. No objections to the meeting location or format of the meeting or any requests that the location or format of the meeting be changed were received prior to the meeting.

Public Comment – None.

MANAGER’S ITEMS

The Board discussed the outstanding projects and close out items within the Community, noting a full assessment would be needed to prepare fully for a discussion with Century. Director Kark ask if CliftonLarsonAllen LLP would be able to provide full Project Management services for this project, noting that landscape professionals would be fully involved. Ms. Denslow stated she felt it would be best if a third party Engineer acted as Project Manager and provided a full report of their findings.

Ms. Herman reported the Reserve Study was set to begin as soon as the deposit payment was received, noting the report would be completed within 9 weeks from receipt of the deposit.

Landscaping Matters:

The Board determined it was best to table landscaping improvement projects until the completion of the Reserve Study and Engineering Report.

Conveyance of Tracts C, D, F, J, K, L, M, N, P, Q, R, S, T, U, and V from CCC Holdings, LLC to the District. [Adjourn into Executive Session, if necessary.]

The Board discussed the Conveyance of Tracts C, D, F, J, K, L, M, N, P, Q, R, S, T, U, and V from CCC Holdings, LLC to the District.

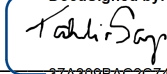
Attorney Cortese informed the Board that she is working with the City of Centennial regarding snow removal and will obtain a proposal from IDES to have a full engineering review of the Community.

ADJOURNMENT

The Board discussed increasing the frequency of their Board meetings, noting that they would benefit from meeting monthly.

There being no further business to come before the Board, the meeting was adjourned at 12:44 p.m.

Respectfully submitted,

By  \_\_\_\_\_  
Secretary for the Meeting