

RECORD OF PROCEEDINGS

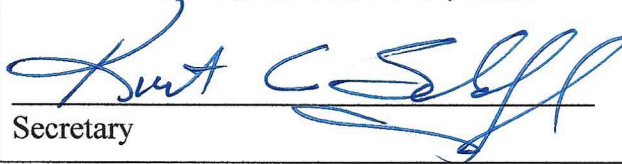
	<p align="center">MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MUEGGE FARMS METROPOLITAN DISTRICT NO. 1</p>
	<p>Held: Tuesday, September 21, 2021, at 3:00 p.m.</p> <p>Due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held by Zoom video/telephone conference. The meeting was open to the public.</p>
<p><u>ATTENDANCE:</u></p>	<p>A Special Meeting of the Board of Directors of the Muegge Farms Metropolitan District No. 1, Town of Bennett, County of Adams, State of Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:</p> <p align="center">James Marshall, President James Hayes, Treasurer John Vitella, Assistant Secretary</p> <p>Following discussion, upon motion duly made by Director Marshall, seconded by Director Vitella, and upon vote unanimously carried, the Board excused the absence of Directors Kilbourne and Wyszynski.</p> <p><u>Also present were:</u> Suzanne Meintzer, Esq., McGeady Becher P.C. Eric Weaver and James Shultz, Marchetti & Weaver, LLC Kurt C. Schlegel, Special District Solutions, Inc.</p> <p>The meeting was open to the public.</p> <p>Director Marshall called the meeting to order at 3:06 p.m.</p>
<p>ADMINISTRATIVE MATTERS:</p>	
<p>Disclosure of Potential Conflicts of Interest</p>	<p>The Board 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 regarding 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 Meintzer that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no new conflicts of interest were disclosed at the meeting.</p>

<p>Quorum / Meeting Location and Manner / Posting of Notices / Agenda</p>	<p>The Board confirmed the presence of a quorum. The Board then 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. The Board noted that due to 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, the District Board meeting was held by Zoom video/telephone conference. The Board further noted that notice of this meeting venue was duly posted and that no objections or any requests that the meeting venue be changed were received from taxpaying electors within its boundaries.</p> <p>Upon motion duly made by Director Hayes, seconded by Director Marshall, and upon vote unanimously carried, the agenda was approved, as presented.</p>
<p>Consent Agenda</p>	<p>Upon motion duly made by Director Vitella, seconded by Director Marshall, and upon vote unanimously carried, the Board approved the Consent Agenda item(s), as follows:</p> <p>A. Approve Minutes of the June 8, 2021 Special Meeting.</p>
<p>PUBLIC COMMENT:</p>	<p>There was no public comment.</p>
<p>FINANCIAL MATTERS:</p>	
<p>Current Claims</p>	<p>Mr. Weaver presented the District's list of payments to be approved for the period ending September 21, 2021.</p> <p>Following review and discussion and upon a motion duly made by Director Marshall, seconded by Director Hayes, and upon vote unanimously carried, the Board approved the payment of claims for the period ending September 21, 2021 in the amount of \$8,766.33.</p>
<p>Unaudited Financial Statements</p>	<p>Mr. Weaver presented the District's unaudited financial statements for the period ending August 31, 2021.</p> <p>Following review and discussion and upon a motion duly made by Director Marshall, seconded by Director Hayes, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending August 31, 2021.</p>

LEGAL MATTERS:

<p>Public Hearing Regarding Inclusion of Real Property and Adoption of Resolution No. 2021-09-01 for Inclusion of Real Property</p>	<p>Upon a motion duly made by Director Marshall, seconded by Director Vitella, and upon vote unanimously carried, the Board opened a Public Hearing to consider the adoption of Resolution No. 2021-09-01 regarding the inclusion of approximately 0.085 acres of real property owned by Muegge Farms, LLC. Attorney Meintzer noted that the District received a Petition for Inclusion from Muegge Farms, LLC.</p> <p>The Board noted that publication of Notice stating that the Board would consider the inclusion of the property and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.</p> <p>Following discussion, upon motion duly made by Director Marshall, seconded by Director Vitella, and, upon vote, unanimously carried, the Board approved the inclusion of the property, made the findings as set forth in the Resolution, and adopted Resolution No. 2021-09-01, Resolution for Inclusion. A copy of the Resolution is attached hereto and incorporated herein by this reference.</p>
<p>Bond Requisition Matters</p>	<p>Attorney Meintzer explained that no bond requisitions from the bond Project Fund would be permitted unless a cost verification report and bond requisition form were discussed and approved by the Board during a public meeting.</p>
OTHER BUSINESS:	
<p>Status of Development</p>	<p>Director Hayes stated that Oakwood Homes anticipates delivering lots for purchase by end users by the third quarter of 2022 and that a cost verification request would likely be sent in December 2021 or January 2022.</p>
<p>Next Meeting</p>	<p>October 21, 2021 at 8:00 a.m..</p>
<p>EXECUTIVE SESSION</p>	<p>No Executive Session was required.</p>
<p>Continuation / Adjournment</p>	<p>There being no further business coming before the Board at this time, upon motion duly made by Director Marshall, seconded by Director Vitella, and upon vote unanimously carried, the meeting was adjourned at 3:24 p.m.</p>

The foregoing Minutes constitute a true and correct copy of the Minutes of the above referenced meeting and were approved by the Board of Directors on October 21, 2021.


Secretary