

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 2 HELD MARCH 20, 2025

A Special Meeting of the Board of Directors (the “**Board**”) of the Crowfoot Valley Ranch Metropolitan District No. 2 (the “**District**”) was convened on Thursday, the 20<sup>th</sup> day of March 2025, at 5:30 p.m. via videoconference. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Eric Hammesfahr  
Luke Lofman  
Peter Madsen (arrived at 5:37 p.m.)  
Joey Burross

#### Also In Attendance Were:

Ann Finn; Public Alliance LLC  
Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Curtis Bourgouin; CliftonLarsonAllen LLP  
Dani (for a portion of the meeting); Member of the Public

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

**Disclosures of Potential Conflicts of Interest:** Ms. Finn noted that a quorum of the Board was present and requested members of the Board 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 the statute. It was noted that all Directors are homeowners in the District and the Directors each determined there were no conflicts of interest related to specific items on the agenda to be disclosed.

#### ADMINISTRATIVE MATTERS

**Agenda:** The Board reviewed a proposed Agenda for the District’s Special Meeting.

Following discussion, upon motion duly made by Director Hammesfahr, seconded by Director Lofman and, upon vote, unanimously carried, the Agenda was approved, as presented.

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**Approval of Meeting Location:** 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. The Board noted that the meeting was held via Zoom Meeting.

**May 6, 2025 Regular Election:** Attorney Ruhland explained that because there were not more candidates than seats available, the May 6, 2025 Regular Election was cancelled, and oaths will be distributed after May 6, 2025 to the individuals elected.

**2023 and 2024 Annual Report:** The Board entered into discussion regarding the status of the 2023 Annual Report and the 2024 Annual Report. Attorney Ruhland and Mr. Bourgouin responded to questions from the Board. Ms. Finn noted that the 2023 Annual Report was previously reviewed and timely filed and that the 2024 Annual Report has not yet been prepared, as it requires the completion of the 2024 Audit before it can be finalized. The Board requested that they be provided the opportunity to review and opine on the 2024 Annual Report before filing.

**PUBLIC  
COMMENT**

There were no public comments.

**DIRECTOR ITEMS**

**Engagement of Legal Counsel to Review and Facilitate the Release of the Multiple Letters:** The Board entered into discussion regarding the engagement of legal counsel to review and facilitate the release of the following letters:

1. Urgent Request for Traffic Signal Installation at Macanta Boulevard and Crowfoot Valley Road.
2. Urgent Request to Address Speeding and Heavy Vehicle Traffic on Longstory Avenue and Macanta Blvd.
3. Environmental Health Concerns Due to Construction Debris in the Macanta Community.
4. Request for Investigation into Adding a Crosswalk at 3625 Macanta Boulevard, Castle Rock, Colorado.

Following discussion, upon motion duly made by Director Hammesfahr, seconded by Director Burross and, upon vote, unanimously carried, the Board directed legal counsel to review and facilitate the release of the letters in conjunction with Director Hammesfahr. The Board further directed Ms. Finn to coordinate with the Homeowner's Association to determine its interest in co-signing the letters.

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### EVALUATION OF LEGAL COUNSEL

**Legal Counsel:** The Board entered into discussion regarding potential legal counsel for the District, with particular focus on the scope of services provided and associated costs. Following discussion, the Board authorized Ms. Finn to obtain service descriptions and rate sheets from two law firms specializing in the representation of Special Districts for future consideration by the Board.

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### FINANCIAL OVERSIGHT

**District Management:** The Board entered into discussion regarding alternative operating groups outside of Public Alliance LLC to ensure effective management. Following discussion, the Board authorized Ms. Finn to obtain service descriptions and rate sheets from two District Management Companies for future consideration by the Board.

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### INTER-DISTRICT RELATIONS

**Organization of a Public Meeting with Crowfoot Valley Ranch Metropolitan District No. 1 (“District No. 1”) Regarding Potential Consolidation:** The Board entered into discussion regarding the organization of a public meeting with District No. 1 to explore the possibility of a future consolidation. Following discussion, Director Hammesfahr volunteered to initiate contact with District No. 1 Directors and coordinate a preliminary meeting involving no more than two Directors from each Board to discuss potential consolidation matters.

**Review of Total Indebtedness of District Nos. 1 and 2, Including Existing Obligations of District No. 2 to District No. 1:** The Board deferred discussion until the 2024 Audit is complete.

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### HOMEOWNER ASSOCIATION (“HOA”) CONSOLIDATION

**Consolidation of the HOA Under the Combined Metropolitan Districts:** The Board entered into discussion regarding the consolidation of the HOA under the combined Metropolitan Districts. No action was taken at this time.

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### COMMITTEE FORMATION

**Establishment of Committees:** The Board entered into discussion regarding the establishment of standing committees, specifically Budget, Contract, and Social Committees, as well as the process for approving and appointing members to each. Following discussion, the Board directed that outreach be conducted to the community to identify residents who may be interested in serving on a committee and the Board may consider establishing such committees at a future date.

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### BOND STATUS COMMUNICATION

**Development of One-Page Document Regarding Bond Status:** The Board entered into discussion regarding the development of a one-page document to explain the current status of the District’s bonds, including repayment dates and other key financial details, in order to address community concerns and provide

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transparency, particularly in light of challenges faced by other metropolitan districts in the area. Following discussion, the Board directed Mr. Bourgouin to draft a summary for posting on the District's website.

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### **ADVERTISING POLICY**

**Implementation of Advertising Fee for Signage on District Property:**  
The Board entered into discussion regarding the implementation of a fee for advertising on District-owned property, with a requirement that any advertisements moving forward must be approved by the Board. No action was taken at this time.

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### **OTHER BUSINESS**

Director Lofman had a question regarding response times related to online District inquiries. Ms. Finn stated she would research the issue and report back to the Board.

Attorney Ruhland reviewed with the Board the relevant state statutes governing the conduct of meetings and the definition of a quorum for Board meetings.

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### **ADJORNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Hammesfahr, seconded by Director Burross and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

Signed by:  
By: Ann Finn  
Secretary for the Meeting  
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