

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF LOVELAND MIDTOWN METROPOLITAN DISTRICT HELD June 03, 2020

The Board of Directors (the "Board") of the Loveland Midtown Metropolitan District, ("District") held a special meeting, open to the public, via Webex/Telephone conference; at 10:30 a.m. on Wednesday, June 03, 2020. Notice of the meeting was duly posted on the District's website at <http://www.lovelandmidtownmetrodistrict.com/>.

Due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic, this meeting was held vis MS Teams and teleconference.

ATTENDANCE

Directors in Attendance:

Blaine Rappe, President
Eric Holsapple, Vice President
Nathan Klein, Secretary/Treasurer
Chris Johnston, Assistant Secretary/Assistant Treasurer

Also in Attendance:

Deborah Early, Esq.; Icenogle Seaver Pogue, P.C.
Crystal Clemens, Molly Janzen; Pinnacle Consulting Group, Inc.

CALL TO ORDER

The meeting was called to order at 10:37 a.m. by Director Rappe, noting that a quorum was present. The directors in attendance confirmed their qualifications to serve.

CONFLICTS OF INTEREST DISCLOSURE

Ms. Early noted that conflicts of interest for Directors Rappe, Klein, and Holsapple have been filed. Ms. Early advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

APPROVAL OF AGENDA

Ms. Clemens distributed for the Board's review and approval a proposed agenda for the meeting. Following review, upon motion duly made by Director Klein, seconded by Director Holsapple and, upon vote, unanimously carried, it was,

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RESOLVED to approve the agenda, as presented.

APPOINTMENT OF
DIRECTOR/ELECTI
ON OF OFFICERS

Appointment of Director. The Board discussed appointing directors to fill the vacancies on the Board. Ms. Early disclosed that Chris Johnston has expressed interest in serving on the Board and is qualified to be appointed to the Board. Upon discussion by the Board and, upon motion duly made by Director Klein, seconded by Director Holsapple and, upon vote, unanimously carried, it was

RESOLVED to appoint Chris Johnston as a director to the Board of Directors.

Since conflicts of interest were not filed for Director Johnston prior to the meeting, Director Johnston abstained from voting on matters before the Board.

Election of Officers: Ms. Early discussed with the Board the current slate of officers. Following review, upon motion duly made by Director Klein, seconded by Director Holsapple and, upon an affirmative vote by three directors and one abstention, the motion was carried to elect following Officers of the District:

President & Chairman- Blaine Rappe
Vice President – Eric Holsapple
Secretary/Treasurer – Nathan Klein
Assistant Secretary/Assistant Treasurer – Chris Johnston

APPROVAL OF
MINUTES

The Board reviewed the minutes of the September 18, 2019 special meeting. Following review, upon motion duly made by Director Rappe, seconded by Director Klein and, upon an affirmative vote by three directors and one abstention, it was

RESOLVED to approve the minutes of the September 18, 2019 special meeting, as presented.

PUBLIC COMMENT
ON NON-AGENDA
ITEMS

There were no members of the public in attendance.

FINANCIAL
MATTERS

Ratify Previous Claims Presented for Payment: Ms. Janzen reviewed with the Board the payables listing dated September 1, 2019 through May 26, 2020, totaling \$153,820.98. Following review and discussion, upon motion duly made by Director Klein, seconded by Director Holsapple and, upon an affirmative vote by three directors and one abstention, it was

RESOLVED to ratify approval of the claims presented for payments made in the total amount noted above.

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Financial Report: Ms. Janzen reviewed with the Board the unaudited Financial Statements for the period ending December 31, 2019. Following review and discussion, upon motion duly made by Director Holsapple, seconded by Director Klein and, upon an affirmative vote by three directors and one abstention, it was

RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2019.

2019 Application for Exemption from Audit: Ms. Janzen presented and reviewed the 2019 Application for Exemption from Audit. Following review and discussion and, upon motion duly made by Director Klein, seconded by Director Holsapple and, upon an affirmative vote by three directors and one abstention, it was

RESOLVED to ratify approval of the 2019 Application for Exemption from Audit as presented.

Waiver of Covenant Violation Fines over 90 Days: Ms. Janzen presented the Covenant Violation Fines over 90 days past due through March 18, 2020 in the amount of \$610 for board consideration. Following review and discussion, upon motion duly made by Director Klein, seconded by Director Holsapple and, upon an affirmative vote by three directors and one abstention, it was

RESOLVED to waive the Covenant Violation Fines over 90 days past due through March 18, 2020 in the amount of \$610.

MANAGEMENT MATTERS

Architectural/Covenant Control Committee Update: Ms. Clemens reviewed with the Board the Architectural/Covenant Violation Tracker noting that 25 properties were contacted concerning violations, and 4 ARC requests were reviewed and approved for the period September 18, 2019 through May 27, 2020.

Review 2020 Operations Plan: Ms. Clemens discussed with the Board the 2020 operations plan and answered questions.

Consider Approval of 2020 Facilities Operations and Maintenance Master Service Agreements: Ms. Clemens discussed the following contracts.

- i. Amans Painting, LLC
- ii. Integrity Lawn Professionals, LLC

Following review and discussion, upon motion duly made by Director Klein, seconded by Director Holsapple and, upon an affirmative vote by three directors and one abstention, it was

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RESOLVED to approve the contracts as presented.

LEGAL
MATTERS

The were no legal items presented to the board for consideration.

DIRECTOR'S
ITEMS

There were no director's items presented to the Board for consideration.

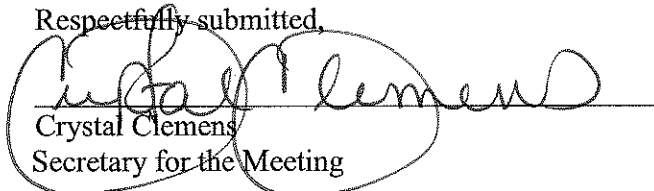
OTHER BUSINESS

There were no other business items presented to the Board for consideration.

ADJOURNMENT

Upon a motion by Director Holsapple, seconded by Director Klein, and unanimous vote, the meeting was adjourned at 11:10 a.m.

Respectfully submitted,



Crystal Clemens
Secretary for the Meeting