

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED SPECIAL MEETING OF

THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 1
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 2
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 3
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 4
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 5
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 6
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 7
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 8
THE SHORES ON PLUM CREEK METROPOLITAN DISTRICT NO. 10

HELD
September 10, 2021

The Coordinated Special Meeting of the Boards of Directors of The Shores on Plum Creek Metropolitan District Nos. 1- 8, and The Shores on Plum Creek Metropolitan District No. 10 was held via MS TEAMS, on Friday, September 10, 2021, at 1:00 p.m.

ATTENDANCE

Directors in Attendance: (Via Teleconference)
Jon File, President/Chairman
Glenda File, Secretary/Treasurer
Justine Ozbun, VP/Assistant Secretary

Directors Absent, but Excused Were:
Joelle File, Vice President/Assistant Secretary
Janae File, Vice President/Assistant Secretary

Also in Attendance: (Via Teleconference)
David O'Leary, Esq.; Spencer Fane, LLP
Bruce Nickerson; Owners Representative
Brendan Campbell and Kammy Tinney; Pinnacle Consulting Group, Inc.

ADMINISTRATIVE ITEMS

The Coordinated Special Meeting of the Boards of Directors of The Shores on Plum Creek Metropolitan District Nos. 1 - 8, and The Shores on Plum Creek Metropolitan District No. 10 was called to order by Ms. Tinney at 1:02 p.m. Ms. Tinney noted that a quorum was present, with three of five members in attendance. All Board Members also confirmed that prior to the meeting they had been notified of the meeting and all Board Members confirmed

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their qualification to serve on the Boards.

Conflicts of Interest: Mr. O’Leary noted that notices of potential conflicts of interest for all Board Members were filed. Mr. O’Leary advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Boards 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 Members determined that the participation of the members’ present was necessary to obtain a quorum or otherwise enable the Boards to act.

Agenda: The Boards reviewed the agenda. Following discussion, upon motion duly made by Director Jon File, seconded by Director Glenda File and, upon unanimous vote, it was

RESOLVED to approve the agenda, as amended.

Minutes Approval: The Boards reviewed the minutes from the March 19, 2021 special meeting. Following discussion, upon motion duly made by Director Jon File, seconded by Director Glenda File and, upon unanimous vote, it was

RESOLVED to approve the March 19, 2021 special meeting minutes, as presented.

PUBLIC
COMMENT

The Boards opened the meeting to public comments. There were no members of the public present. This portion of the meeting was closed.

LEGAL ITEMS

Easement Agreement and Contract to Purchase Parcel of Land: Mr. O’Leary reviewed with the Board the Easement Agreement and Contract to Purchase Parcel of Land from 833, LLC to The Shores on Plum Creek Metropolitan District No. 1 and answered questions. Following review and discussion, upon motion duly made by Director Jon File, seconded by Director Glenda File and, upon unanimous vote, it was

RESOLVED to approve the Easement Agreement and Contract to Purchase Parcel of Land from 833, LLC to The Shores

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on Plum Creek Metropolitan District No. 1. District Consultants are to coordinate with the First American Title Company on all requirements for closing on the property purchase for the 833, LLC parcel.

Expenditure of Funds for Purchase of Parcel of Land and Easement for District Use and Future Park and Open Space: Mr. O’Leary reviewed with the Board the Expenditures of Funds for Purchase of Easement and Land included for a future park. The agreed upon cost is \$1,000,000. The District will produce a check and deliver it to First American Title Company for the closing process. Following review and discussion, upon motion duly made by Director Jon File, seconded by Director Glenda file and, upon unanimous vote, it was

RESOLVED to approve Expenditures of Funds for Purchase of Easement and Land included for a future park, and authorized District Consultants to coordinate the delivery of funds via check for the closing process.

Special Warranty During approval of the agenda, it was amended to consider approval of a Special Warranty Deed. Following discussion, upon motion duly made by Director Jon File, seconded by Director Glenda file and, upon unanimous vote, it was

RESOLVED to direct Director Glenda File to work with legal counsel and First American Title Company to prepare a special warranty for the closing.

DEVELOPER
UPDATES

There were no developer updates brought before the Boards.

OTHER ITEMS

Management Services and Financial Services with Pinnacle Consulting Group, Inc. Following review and discussion, upon motion duly made by Director Jon File, seconded by Director Glenda file and, upon unanimous vote, it was

ACKNOWLEDGE Pinnacle Consulting Group Inc.’s intention to terminate the service agreement with The Shores on Plum Creek Metropolitan District Nos. 1-8 & 10.

ADJOURNMENT

There being no further business brought before the Boards, upon motion duly made by Director Jon File, seconded by Director

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Glenda File and, upon unanimous vote, the meeting was adjourned at 1:24 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above referenced meeting and were approved by the Boards of Directors of The Shores on Plum Creek Metropolitan District Nos. 1 - 8, and The Shores on Plum Creek Metropolitan District No. 10.

Respectfully submitted,

DocuSigned by:

4ADB4E462A544CC

Secretary

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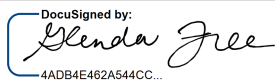
Signer Events

Glenda File

glendafile@outlook.com

Secretary/Treasurer

Security Level: Email, Account Authentication
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