

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
March 19, 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, March 19, 2021, at 2:30 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
Crystal Clemens, Elaina Cobb and Molly Janzen; 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. Clemens at 2:32 p.m. Ms. Clemens 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 presented.

Minutes Approval: The Boards reviewed the minutes from the November 16, 2020 regular 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 November 16, 2020 regular 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.

FINANCIAL ITEMS

Ratification of Payment of Claims and Financial Reports: Ms. Janzen reviewed with the Boards the check register for the period November 7, 2020 through March 15, 2021, totaling \$812,245.80. 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 ratify approval of the payment of claims for the period ending March 15, 2021, totaling \$812,245.80.

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Unaudited Financial Statements: Ms. Janzen reviewed with the Boards the unaudited financial statements for the period ending December 31, 2020 and cash position statement for the period ending March 15, 2021. 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 accept the unaudited financial statements for the period ending December 31, 2020 and cash position statement for the period ending March 15, 2021.

2020 Audit Exemption: Ms. Janzen discussed with the Boards and requested approval of 2020 Audit Exemptions for District Nos. 2-8 and 10. Following review and discussion, upon motion duly made by Director Glenda File, seconded by Director Jon File and, upon unanimous vote, it was

RESOLVED to approve 2020 Audit Exemptions for Districts Nos. 2-8 and 10.

Discussion of Budget Amendments: Ms. Janzen reported that at present there were no amendments needed to the Districts Budgets.

LEGAL ITEMS

Easement Agreement and Contract to Purchase Parcel of Land: Mr. O'Leary presented 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 on Plum Creek Metropolitan District No. 1, pending final verification of legal description of the parcel and authorized District Consultants to coordinate with escrow agents and title companies on any requirements for closing on the property purchase for the 833 parcel.

Expenditure of Funds for Purchase of Easement and Land included for future park: Mr. O'Leary discussed and requested approval of Expenditures of Funds for Purchase of Easement and Land included for a future park. Following review and discussion, upon motion duly made by Director Jon File, seconded by Director

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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, pending final verification of legal description of the parcel to be conveyed and authorized District Consultants to coordinate with escrow agents.

DEVELOPER
UPDATES

There were no developer updates brought before the Boards.

OTHER ITEMS

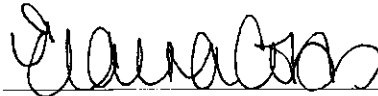
There were no other items brought before the Boards.

ADJOURNMENT

There being no further business brought before the Boards, upon motion duly made by Director Jon File, seconded by Director Glenda File and, upon unanimous vote, the meeting was adjourned at 3:10 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,



Elaina Cobb, Recording Secretary