

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

VILLAGES AT CASTLE ROCK METROPOLITAN  
DISTRICT NO. 9

Held: Wednesday, August 3, 2022 at 3:00 p.m.  
Meeting held via videoconference.

### Attendance

The special meeting of the Board of Directors of the Villages at Castle Rock Metropolitan District No. 9 was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Robert Eck  
Joe Locicero

Absent: None.

Also in attendance were Jeffrey E. Erb and Natalie M. Fleming, Seter & Vander Wall, P.C.; Diane Wheeler, Simmons & Wheeler, P.C.

### Call to Order

Mr. Erb noted that a quorum of the Board was present and the Directors confirmed their continuing qualification to serve. The meeting was called to order at 1:03 p.m.

### Disclosure Matters

The Directors reported that they had disclosed their interests as purchasers of property located in the District. Written disclosures of these interests will be filed with the Secretary of State before the next Board meeting.

The Board reviewed the agenda for the meeting, following which each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

The Board acknowledged the resignation of Board member Lisa Johnson.

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Public Comment	There was no public comment.
Legal Matters	<p>The Board acknowledged the resignation of White Bear Ankele Tanaka &amp; Waldron as legal counsel.</p> <p>Mr. Erb introduced the engagement of Seter &amp; Vander Wall, P.C. as new legal counsel. Upon motion made, seconded and unanimously carried, the engagement was approved.</p>
Annual Administrative Matters	<p>The Directors reviewed and discussed the draft 2022 Annual Administrative Resolution and the items described therein. Upon motion made, seconded and unanimously carried, the Resolution was adopted as presented, with the Board determining to retain its consultants for 2022.</p> <p>Mr. Erb introduced and explained the Director packet, including conflict of interest disclosures and statement of director qualifications for execution by Directors Locicero and Eck. The Board members will review and follow up with any questions.</p>
Financial Matters	<p>Ms. Wheeler did not have any updates on the District's financials.</p> <p>Ms. Wheeler confirmed the 2021 audit exemption with the Board. Upon motion made, seconded and unanimously carried, the audit exemption was approved.</p>
Other Business	<p>Directors Eck and Locicero discussed the development and issues regarding property ownership, inclusions, and exclusions. The Board noted the need to resolve issues related to the taxation of the property in the District and funding of public improvements.</p> <p>Mr. Erb explained the requirement for the District to have a publicly accessible website. The Board discussed hiring a website designer. The matter was tabled until the next Board meeting.</p>
Adjournment	There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 1:50 p.m.

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Secretary for the Meeting

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