

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
DIRECTORS OF

SABELL METROPOLITAN DISTRICT

Held: Tuesday, February 2, 2021 at 11:30 a.m. via Teleconference

Due to the Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting was held via teleconference.

Attendance

The Special Meeting of the Board of Directors of the Sabell Metropolitan District, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

Matthew Gayda Cavanaugh
Charles R. Hauptman
Guillaume Pouchot

Also present were Megan J. Murphy, Esq. and Kristin Tompkins, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; and Alex Fink, CliftonLarsonAllen, LLP, District Accountant.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

**Conflict of Interest
Disclosures**

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda Ms. Murphy presented the Board with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment None.

Consider Approval of Minutes from December 16, 2020 Special Meeting Ms. Murphy presented the Board with minutes from December 16, 2020 Special Meeting. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the minutes.

Discussion Regarding Declaration None.

Management Updates None.

Legal Matters None.

Financial Matters

Acceptance of Schedule of Cash Position None.

Acceptance of the December 31, 2020 Financial Statements Mr. Fink presented the Board with the December 31, 2020 Financial Statements for acceptance. The Board deferred and requested that White Bear Ankele Tanaka & Waldron send all invoices to CliftonLarsonAllen, LLP for inclusion in the financial statements.

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Public Improvement Acquisition and Reimbursement Agreement with Ridge Mr. Fink presented the Board with the Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Public Improvements Acquisition and Reimbursement Agreement with Ridge Road Capital Investments, LLC. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Road Capital
Investments, LLC

Consider Approval of 2020 Auditor Mr. Fink presented the Board with engagement letters from several auditors to perform the 2020 audit. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the engagement of Watson Coon Ryan to perform the 2020 audit.

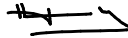
Other Financial Matters None.

Other Business The Board scheduled a special meeting on February 24, 2021 at 10:00 a.m.

Adjournment There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing minutes were approved by the Board of Directors on the 24th day of February, 2021.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting



Guillaume Pouchot (Mar 11, 2021 10:25 MST)

Secretary









2021-03-10 Sabell Meeting Signature Packet

Final Audit Report

2021-03-11

Created:	2021-03-10
By:	Maudie Johns (mjohns@wbapc.com)
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