

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF  
DIRECTORS OF

SABELL METROPOLITAN DISTRICT

Held: Wednesday, April 21, 2021, 2021 at 10:00 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 Public 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 B. Tompkins, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Scott Bristol, Stillwater Community Management, District Manager; 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.

<b>Approval of Agenda</b>	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.
<b>Public Comment</b>	None.
<b>Consent Agenda</b>	<p>Following a summary by Ms. Murphy, the items on the consent agenda were approved and/or ratified by one motion duly made and seconded, and unanimously carried.</p> <ul style="list-style-type: none"> <li>• Minutes from March 10, 2021 Special Meeting</li> <li>• Second Amended and Restated Resolution Concerning Imposition of an Operations Fee</li> </ul>
<b>Management Updates</b>	None.
Trash Service	Mr. Bristol provided an update regarding trash service through the City of Arvada’s new program. Mr. Bristol discussed whether the District will pay the trash service fee or if the homeowners will be billed directly. He also noted there are a number of choices regarding trash service such as sizing and numbers of can. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved homeowners billed directly.
Disclosure of Fees	The Board engaged in general discussion regarding the Disclosure of Fees. The Board directed Mr. Bristol to inform the builders and homebuyers of the operations fee.
Website	The Board engaged in general discussion regarding the website. The Board directed Mr. Bristol to change to Mr. Bristol as the contact person and the update on the transparency notice.
<b>Legal Matters</b>	None.
<b>Financial Matters</b>	
Acceptance of Schedule of Cash Position	Mr. Fink presented the Board with the schedule of cash position dated December 31, 2020 updated as of March 6, 2021. Following discussion

and upon motion duly made, seconded and unanimously carried, the Board accepted the schedule of cash position.

Consider Approval of  
December, 31, 2020  
Financial Statements

Mr. Fink presented the Board with the December 31, 2020 unaudited financial statements. Following discussion and upon motion duly made, seconded and unanimously carried, the Board accepted the financial statement.

Other Financial  
Matters

Mr. Fink noted that there needs to be a 2020 Budget Amendment for the General Fund for \$100,000. He requested it to be added to the next meeting agenda for approval.

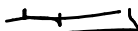
**Other Business**

**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 21<sup>st</sup> day of April, 2021.

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



Guillaume Pouchot (May 21, 2021 08:37 MDT)

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Secretary