

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

SABELL METROPOLITAN DISTRICT

Held: Wednesday, October 4, 2023, at 11:30 a.m.

This meeting was held via teleconference.

Attendance

The Special Meeting of the Board of Directors (the “Board”) 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
Julie Pero
Guillaume Pouchot
Charles R. Hauptman

Also present were Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Alex Fink, Clifton Larson Allen, LLP, District Accountant; Scott Bristol, Stillwater Community Management, District Manager; and members of the public.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order at 11:32 a.m.

Presentation Regarding the Status of Public Infrastructure Projects within the District

Mr. Bristol and Director Cavanaugh presented to the public.

Presentation Regarding Outstanding Bonds

Mr. Fink presented to the public.

Review of Unaudited Financial Statements

Mr. Fink presented to the public.

Open Floor for Questions

Ms. Simplicio inquired about mowing native grass. Mr. Bristol responded with guidelines for mowing native grass.

Mr. Jeff inquired about guest parking and debris preventing street parking. Director Cavanaugh responded that debris will be moved.

Ms. Cogliati stated that the native grass on 57th Place is near homes and guest parking spaces. This native grass is attracting bugs and other wildlife that need to be managed. Director Cavanaugh responded that he would research options for the area.

Mr. Brown inquired about Phase II and Phase III in regards to debt to be issued to pay for improvements. Mr. Fink noted that he is not aware of any additional debt to be issued at this time. Mr. Brown inquired about left turns out of the community to go south on Ward Road. Director Cavanaugh responded that Ward Road is governed by the Colorado Department of Transportation and the decision is theirs. Mr. Brown inquired about landscape watering for those adjacent to the City of Arvada property. Director Cavanaugh responded that the homebuilder should be able to provide instructions to Mr. Brown.

Mr. Nozaki noted that there has not been coordination with the concrete contractor and he has been blocked in his garage. Director Cavanaugh responded that he will communicate with the contractors.

Mr. Lantiovich inquired about landscape watering for those adjacent to the City of Arvada Property. Director Cavanaugh responded that the homebuilder should be able to provide instructions to Mr. Lantiovich. Mr. Lantiovich inquired about the townhomes to be constructed during Phase II. Director Cavanaugh responded that the information will be available on the Remington website.

Ms. Riley inquired about the seeding near detention ponds. Director Cavanaugh responded that all detention ponds will be seeded and reseeded. Mr. Riley inquired about bocci ball. Director Cavanaugh responded to reach out to Mr. Bristol and he will provide the schedule.

Ms. Orman noted that the contractor's repairs have left debris throughout the community and inquired about the irrigation in Little Raven Park. Director Cavanaugh responded that the developer is working with the City of Arvada on Little Raven Park.

Ms. Pizzingrilli noted that the watering and irrigation systems are on a schedule and there has not been communication from Meritage regarding how the irrigation system works. She noted that the concrete contractors did not provide notice that garages were going to be blocked

during the day. Director Cavanaugh responded that he will communicate with the contractors. Ms. Pizzigrilli noted that her trash can has been missing and inquired if someone had an extra trash can.

Ms. Roser noted that she has been working with Mr. Bristol to replace a dead bush. Mr. Bristol responded that he would follow up with her after the meeting. Ms. Roser inquired about cross walks in the streets to get to the park. Director Cavanaugh responded that there are no crosswalks proposed by the City of Arvada.

Ms. Cox inquired about the slide and ropes in the park. Director Cavanaugh responded that he would investigate the playground features.

Mr. Zakir inquired about stop signs that have fallen. Director Cavanaugh responded that they would be inspected and fixed, if necessary. Mr. Zakir inquired about additional playground features. Director Cavanaugh responded that he is unaware of additional plans for Little Raven Park.

Ms. Tracy inquired about how guest parking would be regulated. Director Cavanaugh responded that the intent is everyone parks in their garage and respects the guest parking is for guests. Mr. Bristol responded that if regulators are necessary that will be communicated to the residents after the Board has adopted the regulations.

Adjournment

There being no further business to come before the Board and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting at 12:46 p.m.

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

Julie Pero

Julie Pero (Oct 29, 2023 11:25 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 25th day of October, 2023.