

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LEDGE ROCK CENTER RESIDENTIAL METROPOLITAN DISTRICT
NO. 1 (THE "DISTRICT")
HELD
AUGUST 8, 2022

A special meeting of the Board of Directors of the Ledge Rock Center Residential Metropolitan District No. 1 (referred to hereafter as the "Board") was convened on Monday, August 8, 2022, at 9:00 a.m. The meeting was held via video conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Amy Carroll, President
John Schlup, Secretary/Treasurer
James Shipton, Vice President/Asst. Secretary/Asst. Treasurer
Lucas Schlup, Vice President/Asst. Secretary/Asst. Treasurer

Directors Absent and Excused:

Michel Schlup, Vice President/Asst. Secretary/Asst. Treasurer

Also, In Attendance Were:

David S. O'Leary, Esq.; Spencer Fane LLP
Lisa Johnson, Lindsay Ross and Carrie Bartow; CliftonLarsonAllen LLP
Allen Schlup; A.D. Schlup Law, LLC
Todd Johnson, PE, President; Terra Forma Solutions, Inc.
Collin Koranda, PE; Ranger Engineering, LLC

ADMINISTRATIVE MATTERS

Ms. Johnson called the meeting to order at 9:00 a.m.

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regards to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney O'Leary that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum, Meeting Location and Posting of Meeting Notice; Approval of Agenda: Ms. Johnson confirmed a quorum. The meeting location and posting of meeting notice were confirmed. Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote,

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unanimously carried, the Board approved the Agenda, as presented, and excused the absence of Director Michel Schlup.

Public Comment: None.

Minutes of the May 26, 2022 Special Meeting: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the minutes of the May 26, 2022 special meeting, as presented.

FINANCIAL MATTERS

Bank Account and Bill.com: Ms. Ross provided an update. Documents for FirstBank have been executed and is in process. Bill.com will be completed once the bank accounts are established.

LEGAL MATTERS

Petition for Exclusion of Real Property by Ledge Rock Center, LLC from the Boundaries of the District; Consider Adoption of Resolution for Exclusion of Real Property: Ms. Johnson opened the public hearing at 9:07 a.m. No public comment was received, and the public hearing was closed at 9:08 a.m.

Attorney O'Leary noted that the notice of the public hearing was published in accordance with statute and presented the Petition for Exclusion of Real Property from the District. Attorney O'Leary also presented the Resolution for Exclusion of Real Property.

Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the exclusion of real property from the District, and adopted the Resolution for Exclusion of Real Property.

Petition for Inclusion of Real Property by Ledge Rock Center, LLC into the Boundaries of the District; Consider Adoption of Resolution for Inclusion of Real Property: Ms. Johnson opened the public hearing at 9:07 a.m. No public comment was received, and the public hearing was closed at 9:08 a.m.

Attorney O'Leary noted that the notice of the public hearing was published in accordance with statute and presented the Petition for Inclusion of Real Property into the District. Attorney O'Leary also presented the Resolution for Inclusion of Real Property.

Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the inclusion of real property into the District, and adopted the Resolution for Inclusion of Real Property.

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MANAGER
MATTERS

District Website: Ms. Lisa Johnson provided an update and noted that Attorney O’Leary and Mr. Allen Schlup have provided their approval so the websites will go live soon.

OTHER BUSINESS

None.

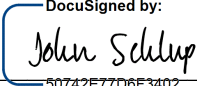
EXECUTIVE
SESSION

No executive session was necessary.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board adjourned the meeting at 9:27 a.m.

Respectfully submitted,

By  Secretary for the Meeting
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Certificate Of Completion

Envelope Id: A00370E6B45B4009B97A3663220A6163	Status: Completed
Subject: Complete with DocuSign: Ledge Rock Center Residential MD 1 - Various Documents from 11-14-2022 Mtg	
Client Name: Ledge Rock Center Residential MD 1	
Client Number: 011-046897-OS02-2022	
Source Envelope:	
Document Pages: 30	Signatures: 7
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 67.176.12.84


Record Tracking

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
11/17/2022 3:29:47 PM	Cindy.Jenkins@claconnect.com	

Signer Events

AMY CARROLL
 amycarroll@corbinparkop.com
 president
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 B6556E9EC1C64A0...
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Timestamp

Sent: 11/17/2022 3:33:56 PM
 Viewed: 11/22/2022 7:47:59 AM
 Signed: 11/22/2022 8:18:47 AM

Electronic Record and Signature Disclosure:

Accepted: 11/22/2022 8:18:05 AM
 ID: 2b225f27-5c73-4f97-b9e6-2365f531ae43

John Schlup
 johnschlup@corbinparkop.com
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 50742E77D6F3402...
 Signature Adoption: Pre-selected Style
 Using IP Address: 70.115.26.85

Sent: 11/22/2022 8:18:49 AM
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 Signed: 11/22/2022 9:39:32 AM

Electronic Record and Signature Disclosure:

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 ID: a057d701-485c-41e0-bb5c-04f199954f55

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/17/2022 3:33:57 PM
Certified Delivered	Security Checked	11/22/2022 9:39:16 AM
Signing Complete	Security Checked	11/22/2022 9:39:32 AM
Completed	Security Checked	11/22/2022 9:39:32 AM

Payment Events	Status	Timestamps
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