

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HARVEST JUNCTION METROPOLITAN DISTRICT

Held: Thursday, October 15, 2020, at 3:00 P.M. at 7887 E. Belleview Avenue, Suite 475, Denver, Colorado 80111

Attendance

The special meeting of the Board of Directors of the Harvest Junction Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

John Lynass
Guillermo Accame
James Odewald

Also present was: Dianne Miller, Miller & Associates Law Offices, LLC; and Kevin Collins and Janece Soendker, CliftonLarsonAllen, LLP.

Call to Order

Ms. Miller noted that a quorum of the Board was present and the Directors confirmed their qualification to serve.

Disclosure Matters

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Lynass disclosed his interests as an owner of property within the District; and the fact that he is an employee of Panattoni Development Company, Inc., which may participate in transactions with the District as the developer of property within the District, including an Advance and Reimbursement Agreement with the District. These disclosures are associated with items on the agenda that may affect Director Lynass's interests.

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Director Accame disclosed his interests as an owner of property within the District; and the fact that he is employed by Panattoni Development Company, Inc., which may develop property within the District, including an Advance and Reimbursement Agreement with the District. These disclosures are associated with approval of items on the agenda that may affect Director Accame's interests.

Director Odewald disclosed his interests as an owner of property within the District; and the fact that he is employed by Panattoni Development Company, Inc., which may develop property within the District, including an Advance and Reimbursement Agreement with the District. These disclosures are associated with approval of items on the agenda that may affect Director Odewald's interests.

Written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting.

Approval of Minutes – July 9, 2020 The minutes for the July 9, 2020 meeting were reviewed by the Board. Upon motion by Director Lynass and second by Director Accame, the Board unanimously approved the minutes as presented.

Public Hearing to Consider 2021 Budget Ms. Miller presented a proposed budget for 2021. Ms. Miller noted that notice of the public hearing for the budget was posted in three locations within the boundaries of the District and otherwise published in accordance with Colorado law. Upon motion of Director Lynass and second by Director Accame, Director Lynass opened the public hearing. No one providing any comments to the budget, upon motion by Director Lynass and second by Director Accame, Director Lynass closed the hearing.

Approval of 2021 Budget Ms. Miller advised the Board of the details of the 2021 budget. Upon review and discussion and upon the motion of Director Lynass and second by Director Accame, the Board unanimously approved the proposed budget for 2021, subject to receipt of the final assessed value of the District by the County Assessor, and appropriated the funds therefore. Pursuant to Colorado law, a mill levy of 25.000 mills will be certified for collection in 2021. The Board also authorized the execution of its budget resolution containing details of the Board action.

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Approval of 2021 Annual
Administrative Resolution

The directors discussed various administrative matters to be determined by the Board on an annual basis in order to comply with Colorado law. Ms. Miller presented the Board with a resolution designating officers for the District and establishing director compensation, regular meeting dates, notice provisions and other administrative matters. Upon motion of Director Lynass and second by Director Accame, the Board unanimously approved the annual administrative resolution.

Consider Resolution Waiving
Workers' Compensation
Insurance for 2021

Ms. Miller presented to the Board the Resolution Waiving Workers' Compensation Insurance for 2021. Upon motion by Director Lynass and second by Director Accame, the Board unanimously approved the resolution.

Discussion and Update
Regarding Status of
Development

The Board had a brief discussion regarding the current status of the development located within the boundaries of the District.

Schedule July Board Meeting
to Approve 2020 Audit

The Board confirmed a quorum for a special meeting on July 14, 2021, at 3:00 PM to approve the 2020 Audit.

Other Business

There was no other business at this time.

Adjournment

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

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Secretary for the District