

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HARVEST JUNCTION METROPOLITAN DISTRICT

Held: Thursday, November 11, 2021, at 3:00 P.M. at via telephone and zoom conference.

Attendance

The 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

Absent was Director Odewald, whose absence was excused.

Also present was: Dianne Miller Sonja Steele and Rhonda Bilek, Miller & Associates Law Offices, LLC; and Janece Soendker, CliftonlarsenAllen, LLP, Dustin Anderson, Alberta Development and Nick Evancich, Panattoni Development LLC.

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.

RECORD OF PROCEEDINGS

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.


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.

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

- Approval of Minutes – The minutes for the September 7, 2021 meeting was reviewed by the Board. Upon motion by Director Accame and second by Director Lynass, the Board unanimously approved the minutes as presented.
September 7, 2021
- Public Hearing to Amend the Budget amendment not necessary.
2021 Budget
- Public Hearing to Consider Public Hearing to Consider Approval of the 2022 Budget, adopt Certify Mill Levy and Appropriate 2022 Expenditures.
2022 Budget Ms. Soendker presented a proposed budget for 2022. 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 Accame and second by Director Lynass, Director Accame opened the public hearing. No one providing any comments to the budget, upon motion by Director Accame and second by Director Lynass, Director Accame closed the hearing. After discussion and upon motion by Director Accame and second by Director Lynass, the Board unanimously approved the 2022 Budget subject to final AV from the county.
- 2022 Annual Administrative Ms. Miller presented the 2022 Annual Administrative Resolution.
Resolution Upon motion by Director Accame and second by Director Lynass, the Board unanimously approved the resolution as presented.

RECORD OF PROCEEDINGS

Compliance Resolution	Ms. Miller presented the Compliance Resolution. Upon motion by Director Accame and second by Director Lynass, the Board unanimously approved the resolution as presented.
Resolution Waiving Workers' Compensation Insurance for 2022	Ms. Miller presented the Resolution Waiving Workers' Compensation Insurance for 2022. Upon motion by Director Accame and second by Director Lynass, the Board unanimously approved the resolution as presented.
Resolution Calling an Election for May 3, 2022	Ms. Miller presented the Resolution Calling an Election for May 3, 2022. The three positions were discussed. Upon motion by Director Accame and second by Director Lynass, the Board unanimously approved the resolution as presented.
2021 Audit	Ms. Soendker suggested the Board schedule a meeting date. After discussion the board suggested meeting in July, date to be determined.
CliftonLarsonAllen Master Service Agreement	Ms. Soendker presented the agreement. Upon motion by Director Accame and second by Director Lynass, the Board unanimously approved the agreement subject to final legal review.
Other Business	There was none.
Adjournment	There being no further business to come before the Board, the meeting was adjourned at 3:25 p.m. Upon motion by Director Accame and seconded by Director Lynass, the Board unanimously adjourned the meeting.

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President
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Secretary for the District