

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HARVEST JUNCTION METROPOLITAN DISTRICT

Held: Tuesday, October 31, 2023, at 1:00 P.M. via telephone and zoom conference.

<https://us02web.zoom.us/j/88962048758?pwd=WTR5cjU0Tm1MTC9ETWxYMHIGeENPZz09&from=addon>
Meeting ID: 889 6204 8758; Passcode: 210990; Telephone: 1 719 359 4580

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
Kevin Collins
Todd Johnson
Nick Evancich

Also, present were Dianne Miller Sonja Steele, and Rhonda Bilek, Miller Law pllc; Jason Carroll and Aly Rowland, CliftonlarsonAllen, LLP; George M. Rowley and Allison Fogg White Bear Ankele Tanaka & Waldron; Matthew Horn, WAFRA; Brian Page, Pine Tree

Call to Order

Ms. Miller noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve. Meeting Called to order at 1:02 p.m.

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.

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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 Collins disclosed his interests as an owner of property within the District; and the fact he is retired from CliftonLarsonAllen, LLP.

Director Johnson disclosed his interests as an owner of property within the District; and the fact he is employed by Terra Forma Solutions, Inc., which may participate in transaction within the District, including an Advance Reimbursement Agreement with the District. These disclosures are associated with items on the agenda that may affect Director Johnson's interests.

Director Evancich 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 the items on the agenda that may affect Director Evancich'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 – June 22, 2023

The minutes for the June 22, 2023 meeting was reviewed by the Board. Upon motion by Director Johnson, the Board pointed out a typo in the minutes, second by Director the Board unanimously, with approved changes, as presented.

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	<p>The Public Hearing was opened at 1:02 p.m., there being no public present, the hearing was closed.</p>
<p>Public Hearing to Amend the 2023 Budget</p>	<p>The 2023 budget amendment is being postponed for a continued special meeting, yet to be scheduled.</p>
<p>Public Hearing to Consider 2024 Budget</p>	<p>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.</p> <p>Mr. Carroll presented a proposed budget for 2024. After discussion, no decisions were made on the proposed 2024 Budget and will be reviewed for approval at the next scheduled meeting. Item tabled for discussion.</p>
<p>July 31, 2023, Financial Statements and Cash Report</p>	<p>Mr. Carroll presented the financial and cash report to the Board. Upon motion by Director Collins and second by Director Lynass, and upon vote, the Bord unanimously approved the financials as presented.</p>
<p>Ratify Claims Listing</p>	<p>Ms. Carroll presented the ratify claims listing from 06/16/2023 to 10/31/2023. Upon motion by Director Collins and second by Director Lynass, and upon vote, the Bord unanimously approved the financials as presented.</p>
<p>2024 Annual Administrative Resolution</p>	<p>Ms. Miller presented the Annual Administrative Resolution to the Board. After discussion and upon motion of Director Johnson and seconded by Director Lynass to amend the resolution to allow Director's to receive compensation, and upon vote, the Board unanimously approved the resolution.</p>
<p>Resolution Waving Workers' Compensation Insurance for 2024</p>	<p>Ms. Miller presented the Resolution to waive Workers' Compensation to the Board. Upon motion of Director Lynass and seconded by Director Johnson, and upon vote, the Board unanimously approved the resolution.</p>
<p>Consider Approval of the 2024 P&L Insurance and Payment</p>	<p>Ms. Miller presented to the Board the 2024 P&L without the detention ponds. Ms. Miller discussed the policy and before the District pays it is under the advisement that the detention ponds be added. Ms. Miller supplied the P&L Policy to Director Lynass for the Board to review and process the policy. Topic tabled for next meeting.</p>

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View of District Map	Ms. Miller presented District map and was discussed. Director Lynass spoke and no pond in lot A and no pond in lot D and no assessed value to the District, Director Lynass requested Mr. Page the location of the three ponds.
Other Business	Special Meeting to be scheduled
Adjournment	There being no further business to come before the Board, the meeting was adjourned at 2:00 p.m. Upon motion of Director Johnson and seconded by Director Lynass, and upon vote, the meeting was adjourned.

DocuSigned by:

Kevin Collins

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Secretary for the District