

MINUTES OF THE JOINT SPECIAL MEETING OF
EAST FOSSIL CREEK RANCH METRO DISTRICT NO. 1
EAST FOSSIL CREEK RANCH METRO DISTRICT NO. 2

HELD
Wednesday February 15, 2023

The Boards of Directors of the East Fossil Creek Ranch Metropolitan District Nos. 1 & 2 held a joint special meeting on Wednesday February 15, 2023, at 1:00 p.m., located in Larimer County, Colorado via Zoom webinar. Notice of the meeting was duly posted on the Districts' website at least 24 hours before the meeting.

ATTENDANCE

Directors in Attendance	Brandon Jack, President Bryan Reid, Vice President Troy Hazel, Asst. Secretary/Asst. Treasurer Alex Carlson, Secretary
Directors Absent and Excused	Ryan Harvey, Asst. Secretary/Asst. Treasurer Lars Monson, Asst. Secretary/Asst. Treasurer
Additional Attendees	Joe Norris, Cockrel, Ela, Glesne, Greher & Ruhland, P.C. Alex Carlson and Kacee Sanders, Centennial Consulting Group, LLC
Call to Order	Mr. Carlson called the meeting of the Boards to order at 1:02 p.m., noting that a quorum of the Board was present.
Conflicts of Interest	Mr. Carlson advised the Boards that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Boards reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act. Mr. Carlson described the updated disclosures for conflicts.
Approve Agenda	Following discussion, upon a motion made by Director Jack, seconded by Director Reid, and upon vote unanimously carried the Boards approved the agenda as presented.

ADMINISTRATIVE
MATTERS

Approval of Minutes	The Boards reviewed and considered approving the Meeting Minutes from the May 20, 2021 and November 3, 2022 Special meeting of the Boards. Following discussion, upon a motion made by Director Jack, seconded by Director Reid, and upon vote unanimously carried the Boards approved the Minutes as presented.
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LEGAL MATTERS

- a. Consider Approval and Ratification of a Deed without Warranty for the Transfer of Tract Q1 and Tract Q2 to the East Fossil Creek Metropolitan District No. 1
- Following discussion, upon a motion made by Director Jack, seconded by Director Reid, and upon vote unanimously carried, the Board Ratified the Deed without Warranty for the Transfer of Tract Q1 and Tract Q2 to the East Fossil Creek Metropolitan District No. 1
- b. Discuss and Consider Approval of an Operations Fee Agreement by and Between East Fossil Creek Metropolitan District Nos. 1 & 2 and Forestar, Inc.
- Following discussion, upon a motion made by Director Jack, seconded by Director Reid, and upon vote unanimously carried, the Board approved the Operations Fee Agreement by and Between East Fossil Creek Metropolitan District Nos. 1 & 2 and Forestar, Inc. as amended. Separate Operations fee agreements will be needed for Forestar, Inc. and DR Horton.
- c. Discuss and Consider Approval of an Operations Fee Resolution.
- Following discussion, upon a motion made by Director Jack, seconded by Director Reid, and upon vote unanimously carried, the Board approved the Operations Fee Resolution, subject to edits to account for two properties owners.

DISTRICT MANAGER ITEMS

- a. Discuss and Consider an Update to the East Fossil Creek Ranch Design Guidelines.
- Following discussion, upon a motion made by Director Jack, seconded by Director Reid, and upon vote unanimously carried, the Board approved the update to the East Fossil Creek Ranch Design Guidelines.
- b. Discuss and Consider Approval of an Independent Contractor Agreement with Independent District Engineering Services, LLC
- Following discussion, upon a motion made by Director Jack, seconded by Director Reid, and upon vote unanimously carried, the Board approved the Independent Contractor Agreement with Independent District Engineering Services, LLC

PUBLIC COMMENT

None.

OTHER BUSINESS

None.

ADJOURNMENT

Upon motion made by Director Jack, seconded by Directors Reid, and unanimously carried, the meeting was adjourned.

Respectfully submitted,

Alex Carlson

Alex Carlson, Secretary for the Meeting


2.15.2023 EFC Minutes - Final

Final Audit Report


2023-03-02

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