

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

THOMPSON CROSSING METROPOLITAN DISTRICT NO. 4

Held: Wednesday, July 22, 2020 9:30 a.m., at 5334 Ravenswood Lane, Johnstown, Colorado 80534

Attendance:

A special meeting of the Board of Directors of the Thompson Crossing Metropolitan District No. 4 was scheduled in compliance with the laws of the State of Colorado. Participation was also available by video/telephone conference due to the state of emergency declared by Governor Polis, as amended and extended; the Eighth Amended Public Health Order 20-28; the safer at home and in the vast, great outdoors Executive Order D 2020 091, as amended and extended; and CDC recommendations against gathering in large groups in order to mitigate the spread of the COVID-19 Virus as follows:

<https://us02web.zoom.us/j/89811146920?pwd=dzFQUVhBcVpaZWhkMm1XTmpWemdoZz09>, Meeting ID: 898 1114 6920, Password: 220661 or Dial-In Number: +1 346 248 7799 US

The following Directors were present:

Bruce Rau, President (*via video/telephone conference*)
Brandon Wyszynski, Secretary/Treasurer (*via video/telephone conference*)
Joel Keisey, Assistant Secretary

Also present were: Brittany Barnett, Timberline District Consulting, LLC; Jerry Jacobs Timberline District Consulting, LLC (*via video/telephone conference*); Kevin Collins, CliftonLarsonAllen, LLP; Shelby Clymer, CliftonLarsonAllen, LLP (*via video/telephone conference*); Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; G. Brent Coan, Coan, Payton & Payne, LLC (*via video/telephone conference*); Michael Campana (*via video/telephone conference*); and Danny Fernandez and approximately 10 other members of the public (*via video/telephone conference*).

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Call to Order: Director Rau, noting the presence of a quorum, called to order the special meeting of the Board of Directors of the Thompson Crossing Metropolitan District No. 4.

Director Matters/
Disclosure Matters: Ms. Ivey then advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any 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 Rau disclosed his interests and association with Clayton Properties Group II, Inc., a Colorado corporation and developer within the boundaries of the District and noted his board membership on each of Thompson Crossing Metropolitan District Nos. 3, 5, and 6. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Wyszynski disclosed his interests and association with Clayton Properties Group II, Inc., a Colorado corporation, and noted his board membership on each of the Thompson Crossing Metropolitan District Nos. 3, 5, and 6. This disclosure is associated with approval of items on the agenda that may affect his interests.

Written disclosures of these interests had been filed with the Secretary of State and the Board prior to the meeting.

Approval of/Additions
to/Deletions from the
Agenda: After discussion, upon motion of Director Wyszynski and second of Director Rau, the Board unanimously approved the agenda as presented.

Public Comment For
Matters Not on the
Agenda: None.

Approval of Minutes: After review and discussion, upon motion of Director Wyszynski and second of Director Kiesey, the Board approved the November 12, 2019 special meeting minutes.

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Legal Matters:

Discuss Request from
Property Owner
Related to Exclusion
of Lot 1 and Tract P,
Thompson River
Ranch:

Messrs. Coan and Campana discussed with the Board the request from Mr. Campana related to exclusion of Lot 1 and Tract P, Thompson River Ranch based on the location of the Lot/Parcel which are disconnected from the remainder of the community.

The Board and Messrs. Coan and Campana discussed the impacts on the District if they excluded the parcel and thereby decreased the operation and maintenance mill levy income to the District. IT was also discussed that even if excluded the parcels would still be subject to the District's debt service mill levy. The Board suggested that Messrs. Coan and Campana analyze the cost-savings that would actually be realized by exclusion and assess if any services/amenities would be needed to the lot/parcel that would need to be provided by another entity as a result of exclusion.

Intergovernmental
Agreement with
Statewide Internet
Portal Authority:

Ms. Ivey presented the Board the Intergovernmental Agreement with Statewide Internet Portal Authority.

After review and discussion, upon motion of Director Wyszynski and second of Director Kiesey, the Board unanimously approved the Intergovernmental Agreement with Statewide Internet Portal Authority.

Financial Matters:

Public Hearing on
2019 Budget
Amendment:

Upon motion by Director Kiesey, second by Director Wyszynski and unanimous vote the Board of Directors opened a public hearing on the proposed 2019 budget amendment consistent with published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Kiesey, second by Director Wyszynski and unanimous vote the Board of Directors closed the public hearing.

2019 Budget
Amendment
Resolution:

Mr. Collins reviewed with the Board the proposed 2019 budget amendment. After review and discussion of the proposed 2019 budget amendment, and upon motion by Director Wyszynski and second by Director Kiesey, the Board unanimously approved adopting a Resolution approving the 2019 budget amendment.

Acceptance of 2019
Audit:

Mr. Collins reviewed the 2019 audit with the Board. After review and discussion and upon motion by Director Wyszynski and second

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by Director Kiesey, the Board unanimously approved the 2019 audit and filing with the State Auditor contingent upon the auditor issuing an unmodified opinion.

Financial Matters:

May 31, 2020
Financial Statements
and Claims:

Mr. Collins reviewed with the Board the May 31, 2020 financial statements included in the meeting packet. After discussion and upon motion of Director Kiesey and second of Director Wyszynski, the Board unanimously accepted the financial statements.

Other Business:

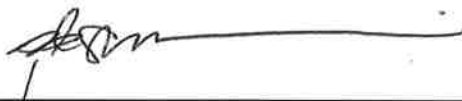
The Board considered appointments to the Landscape Committee.

After review and discussion, upon motion of Director Wyszynski and second of Director Kiesey, the Board unanimously approved the appointment of James Trull, Claudia (Jackie) Burgstahler, and Eric Kelley to the Landscape Committee.

Director Rau updated the Board the status of development and amenities and reported that a community meeting will be held on August 12, 2020 to discuss the same with the community.

Adjournment:

There being no further business to come before the Board, and upon motion of Director Kiesey, second of Director Wyszynski and unanimous vote, the meeting was adjourned



Secretary of the Meeting