

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS METROPOLITAN DISTRICT**

HELD: Thursday, November 10, 2022, at 9:30 a.m. via telephone conference

ATTENDANCE:

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)
Vacant
David Starnes (by videoconference/phone)
Vacant
Bill Cross (by videoconference/phone)

Also, present by videoconference/phone: Joe Norris, Cockrel Ela Glesne Greher & Ruhland, PC, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; Angela Elliott, Teleos Management, District Manager, Daniel Hubbard, H2 Development Services, LLC; and Andrew Hays and Tim Westbrook, Toll Southwest, LLC. Clint Waldron and Megan Murphy, White Bear Ankele Tanaka and Waldron.

CALL TO ORDER:

On behalf of the Board, District Counsel Norris called the meeting to order at 9:32 a.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of two of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

APPROVAL OF AGENDA:

Following discussion, upon motion duly made by Director Waldner, seconded by Director Starnes, upon vote and unanimously carried, the Board approved the agenda as presented.

APPROVAL OF MINUTES:

The Board reviewed the minutes of the September 28, 2022, special meeting. Following discussion, upon motion duly made by Director Waldner, seconded by Director Starnes, upon vote and unanimously carried, the Board approved the minutes of the September 28, 2022, special meeting.

DIRECTOR MATTERS:

A. Consider possible appointments to fill board vacancies.

District Counsel Norris discussed Tim Westbrook and Andrew Hays have been qualified to fill the two board positions.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously carried, the Board appointed Tim Westbrook to serve as a director on the Four Corners Metropolitan District.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously carried, the Board appointed Andrew Hays to serve as a director on the Four Corners Metropolitan District.

B. Election of Officers.

Following discussion, both Tim Westbrook and Andrew Hays were elected as Vice President/ Assistant Secretary/Treasurer.

FINANCIAL MATTERS: None

LEGAL MATTERS:

A. Consider Adoption of Exclusion of Workers Compensation Coverage Resolution .

Upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously carried, the Board adopted the Resolution Excluding Workers Compensation.

B. Consider Adoption of Resolution Calling for May 2, 2023 Election.

Upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously carried, the Board adopted the Resolution Calling for the May 2, 2023 Election.

C. Approval of Renewal of Property and Liability Schedule and Limits, SDA Membership.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously carried, the Board approved the renewal of Property and Liability Schedule and Limits, and membership to the Special District Association (SDA).

MANAGEMENT MATTERS:

Manager Elliott discussed holding meetings for the Four Corners Metropolitan District on an annual basis, and suggested November 2, 2023, at 9:30 a.m.

Following discussion, Following discussion, upon motion duly made by Director Waldner, seconded by Director Starnes, upon vote and unanimously carried, the Board approved the meeting on November 2, 2023, at 9:30 a.m.

OTHER BUSINESS:

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 9:43 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Metropolitan District.

Respectfully,

A handwritten signature in blue ink, appearing to read "Angela Elliott", is written over a horizontal line.

Secretary of the Board

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS METROPOLITAN DISTRICT**

HELD: Wednesday, September 28, 2022, at 11:00 a.m. via video conference

ATTENDANCE:

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado by video conference in compliance with C.R.S. 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)
Vacant
David Starnes (by videoconference/phone)
Vacant
Bill Cross (by videoconference/phone)

Also, present by videoconference/phone: David Greher and Joe Norris, Cockrel Ela Glesne Greher & Ruhland, PC, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; Angela Elliott, Teleos Management, District Manager, Daniel Hubbard, H2 Development Services, LLC; and Andrew Hays and Tim Westbrook, Toll Southwest, LLC.

CALL TO ORDER:

On behalf of the Board, District Manager Elliott called the meeting to order at 11:18 a.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of two of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

The Board reviewed the minutes of the September 16, 2022, special meeting. Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes of the September 16, 2022, special meeting.

DIRECTOR MATTERS:

A. Consider possible appointments to fill board vacancies.
Tabled.

FINANCIAL MATTERS: None

LEGAL MATTERS:

A. Conduct Public Hearing on the proposed 2023 Budget for the Fiscal year 2023 and consider Resolution to Adopt Budget, Appropriate Sums of Money and set Mill Levies.

Upon motion duly made by Director Waldner, seconded by Director Starnes, and unanimously carried, the Board authorized District Counsel Greher to open the public hearing.

On behalf of the Board, District Counsel Greher opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that the publication of Notice stating that the Board would consider adoption of the budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

District Accountant Wheeler discussed the budget with the Board.

No further comments were made and upon motion duly made by Director Waldner, seconded by Director Starnes, and unanimously carried, the public hearing was closed.

Following discussion, the Board considered the Resolution to adopt the 2023 Budget, Certify Mill Levies and Appropriate Sums of Money. Upon motion duly made by Director Waldner, seconded by Director Starnes and unanimously carried, the District approved the 2023 Resolution to Adopt Budget, Set Mill Levies and Appropriate Funds, a copy of which is attached hereto. The Board authorized Director Waldner as President to sign the necessary documentation, and directed District Manager to file the 2023 budget with the Division of Local Government prior to January 30, 2023.

MANAGEMENT MATTERS:

OTHER BUSINESS:

District Counsel Greher discussed the District shall be able to meet annually moving forward.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 11:49 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Metropolitan District.

Respectfully,



Secretary of the Board

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS METROPOLITAN DISTRICT**

HELD: Friday, September 16, 2022, at 11:00 a.m. via telephone conference

ATTENDANCE:

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)
Vacant
David Starnes (by videoconference/phone)
Vacant
Bill Cross (by videoconference/phone)

Also, present by videoconference/phone: David Greher and Joe Norris, Cockrel Ela Glesne Greher & Ruhland, PC, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; Angela Elliott, Teleos Management, District Manager, Daniel Hubbard, H2 Development Services, LLC; Alex Carlson, Centennial Consulting Group, LLC; Andrew Hays, Jeff Nickless and Tim Westbrook, Toll Southwest, LLC; Allison Altaras, Otten Johnson Robinson Neff & Ragonetti, Legal Counsel to Toll Southwest, LLC; and Clint Waldron, White Bear Ankele Tanaka & Waldron, Legal Counsel to Toll Southwest, LLC.

CALL TO ORDER:

On behalf of the Board, District Manager Elliott called the meeting to order at 11:40 a.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of two of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

ACKNOWLEDGE AND ACCEPT RESIGNATIONS OF DANIEL HUBBARD AND ALEX CARLSON:

Following discussion, upon motion duly made by Director Waldner, seconded by Director Starnes, upon vote and unanimously carried, the Board acknowledged and accepted the resignations of Daniel Hubbard and Alex Carlson.

APPROVAL OF MINUTES:

The Board reviewed the minutes of the August 18, 2022, special meeting. Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes of the August 18, 2022, special meeting.

DIRECTOR MATTERS:

Discussion followed on the two (2) vacancies on the board of directors.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board authorized District Counsel to publish notice of vacancies.

LEGAL MATTERS:

- A. Review and approve Public Improvement Acquisition and Reimbursement Agreement with Toll Southwest, LLC., Four Corners Business Improvement District and Erie Four Corners, LLC

District Counsel Greher discussed the acquisition and reimbursement agreement among the parties and some provision may be subject to change between the two private parties.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Starnes, upon vote and unanimously carried, the Public Improvement Acquisition and Reimbursement Agreement was approved in substantially final form and content, with such changes as approved by Director Waldner and District Counsel Greher.

FINANCIAL MATTERS: None

MANAGEMENT MATTERS:

Manager discussed the setting the next meeting and budget hearing of the Four Corners Metropolitan District will be held on September 28, 2022.

Following discussion, the Board will hold their next meeting on September 28, 2022 at 11:00 via video conferencing.

OTHER BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 11:49 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Metropolitan District.

Respectfully,
DocuSigned by:



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Secretary of the Board

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS METROPOLITAN DISTRICT**

HELD: Thursday, August 18, 2022, at 10:30 a.m. via telephone conference

ATTENDANCE:

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211 and 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (in person)
Alex Carlson (in person)
Dan Hubbard (by videoconference/phone)
David Starnes (by videoconference/phone)
Bill Cross (by videoconference/phone)

Also, present by videoconference/phone: David Greher, Cockrel Ela Glesne Greher & Ruhland, P.C., District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; Angela Elliott, Teleos Management, District Manager.

CALL TO ORDER:

On behalf of the Board, District Counsel Greher called the meeting to order at 10:30 a.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

The Board reviewed the minutes of the May 16, 2022, special meeting minutes. Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes of the May 16, 2022, special meeting.

FINANCIAL MATTERS: None

LEGAL MATTERS:

A. Update on Bond Issuance by Four Corners Business Improvement District ("BID") and ratification and approval of actions and documents if needed.

District Counsel Greher noted the district is working hard toward closing and at this time there is no need for ratification or approval of documents related to the bond issuance.

B. Consider approval of Operating Reimbursement Agreement with the BID and Erie Four Corners, LLC.

District Counsel Greher discussed the purpose of the Agreement was to memorialize all advances made to the District since organization.

Following discussion, upon motion duly made by Director Walder, seconded by Director Starnes, upon vote and unanimously carried, the Board approved the Operating Reimbursement Agreement, subject to the changes for the advances made by W. Pounds.

C. Discuss SB21-262 (32-1-104.5, C.R.S.) regarding new website requirements.
Discussion followed on updating the website to be in compliance by January 1, 2023.

DIRECTOR MATTERS: None

MANAGEMENT MATTERS: None

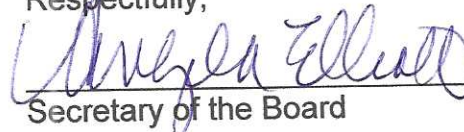
OTHER BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 10:44 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,



Secretary of the Board

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS METROPOLITAN DISTRICT**

HELD: Monday, May 16, 2022, at 1:00 p.m. via telephone conference

ATTENDANCE:

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211 and 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)

Also, present by videoconference/phone: David Greher, Cockrel Ela Glesne Greher & Ruhland, PC, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; Angela Elliott, Teleos Management, District Manager; Alex Carlson; Dan Hubbard, David Starnes and Bill Cross, members of the public.

CALL TO ORDER:

On behalf of the Board, District Counsel Greher called the meeting to order at 1:03 p.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

APPOINTMENT TO FILL BOARD VACANCIES:

Discussion followed on filling the vacancies on the Four Corners Metropolitan District Board.

Following discussion, upon motion made, seconded, and unanimously carried, Alex Carlson, Bill Cross Dan Hubbard and David Starnes were appointed to the Board.

ELECTION OF OFFICERS:

Following discussion, upon motion duly made, seconded, and unanimously carried, the following directors were appointed to their respective offices:

David Waldner	President
David Starnes	Secretary/Treasurer
Bill Cross	Asst. Sec./Treasurer

Dan Hubbard Asst. Sec./Treasurer
Alex Carlson Asst. Sec./Treasurer

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

The Board reviewed the minutes of the May 2, 2022, special meeting minutes. Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes of the May 2, 2022, special meeting.

FINANCIAL MATTERS: None

LEGAL MATTERS:

A. Consider Acquisition and Reimbursement Agreement between the District, Four Corners Business Improvement District and Erie Four Corners, LLC.

Following discussion, upon motion duly made and seconded, upon vote and unanimously carried, the Board approved the Acquisition and Reimbursement Agreement between the District, Four Corners Business Improvement District and Erie Four Corners, LLC., subject to final comments by District President and Legal Counsel.

DIRECTOR MATTERS: None

MANAGEMENT MATTERS: None

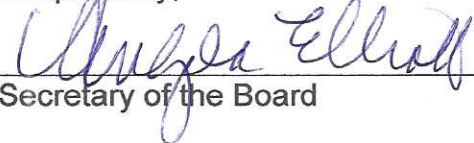
OTHER BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 1:10 p.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,



Secretary of the Board

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS METROPOLITAN DISTRICT**

HELD: Monday, May 2, 2022, at 8:30 a.m. at 21 S. Sunset Street,
Longmont, Colorado and via video conference

ATTENDANCE:

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211 and 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (in person)
Alex Carlson (in person)
Dan Hubbard (by videoconference/phone)
David Starnes (by videoconference/phone)
Bill Cross (by videoconference/phone)

Also, present by videoconference/phone: David Greher, Cockrel Ela Glesne Greher & Ruhland, P.C., District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; Angela Elliott, Teleos Management, District Manager; David Lucas, Sherman and Howard, Underwriter's Counsel; KC Veio, Kline Alvarado Veio, Bond Counsel; and, Akio Ohtake-Gordon, Piper Sandler & Company, Underwriter.

CALL TO ORDER:

On behalf of the Board, District Counsel Greher called the meeting to order at 8:36 a.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

The Board reviewed the minutes of the March 3, 2022, special meeting minutes. Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes of the March 3, 2022, special meeting.

DIRECTOR MATTERS:

Following discussion, upon motion duly made by Director Waldner, seconded by Director Carlson, upon vote and unanimously carried, the following board members were elected to the following offices:

President	David Waldner
Secretary / Treasurer	David Starnes
VP/Asst. Secretary/Treasurer	Alex Carlson
VP/Asst. Secretary/Treasurer	Dan Hubbard
VP/Asst. Sec./Treasurer	Bill Cross

FINANCIAL MATTERS:

A. Ratification of Payment of Claims.

District Accountant Wheeler presented the payment of claims, totaling \$100,717.48, from April 2021 through March 2022, for ratification.

Following discussion, upon motion made, seconded, upon vote and unanimously carried, the Board ratified the payment of claims in the amount of \$100,717.48.

B. Financial Report ending December 31, 2021.

District Accountant Wheeler walked the Board through the December 31, 2021 financials. The General Fund and Capital Funds had zero balances as of December 31, 2021 and the Debt Service Fund had a balance of \$2,460,126.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Carlson, upon vote and unanimously carried, the Board accepted the December 31, 2021 unaudited financials.

C. Approval of Audit Exemption. Following discussion, upon motion duly, seconded, upon vote and unanimously carried the Board approved the Audit Exemption.

LEGAL MATTERS:

A. Consider Resolution Authorizing Capital Pledge Agreement with Four Corners Business Improvement District and UMB Bank, n.a.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Carlson, upon vote and unanimously carried, the Board approved the Resolution Authorizing the Capital Pledge Agreement with Four Corners Business Improvement District (the "BID") and UMB Bank.

B. Discussion on Public Finance and Development Agreement Amendment.

District Counsel Greher discussed the amendment to the Agreement that was approved by the Board, finalized by District President and Legal Counsel and approved by the Town Board on March 22, 2022.

C. Discussion on Boundary Adjustments and Final Exclusion Agreement.

District Counsel Greher discussed the adjustments to the boundary and final exclusion agreement that the Board approved and just waiting for acreage and adjusting the boundaries as soon as all materials related to the BID's boundaries are received.

D. Consider Master IGA with Four Corners Metropolitan District.

District Counsel Greher discussed the details of the Master IGA with the BID, establishing the BID as the operating district.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Carlson, upon vote and unanimously carried, the Board approved the Master Intergovernmental Agreement in substantially the form as presented, with such changes as approved by the President and District Counsel.

E. Consider Reimbursement Agreement with the BID, Toll Southwest LLC and Erie Four Corners, LLC

District Counsel Greher discussed the reimbursement agreement to be finalized by District President and Legal Counsel.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Carlson, upon vote and unanimously carried, the Board approved the Reimbursement Agreement subject to Toll and Erie Four Corners review and approval by the President and District Counsel.

F. Resolution For Online Posting.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Carlson, upon vote and unanimously carried, the Board approved the Resolution for Online Posting.

District Counsel Greher discussed the Oaths of Office.

MANAGEMENT MATTERS: None

OTHER BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 9:12 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,


Secretary of the Board

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS METROPOLITAN DISTRICT**

HELD: Thursday, March 3, 2022, at 10:00 a.m. via telephone conference

ATTENDANCE:

A special meeting of the Board of Directors of the Four Corners Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 11-57-211 and 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)
Alex Carlson (by videoconference/phone)

Also, present by videoconference/phone: David Greher, Cockrel Ela Glesne Greher & Ruhland, PC, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; and Angela Elliott, Teleos Management, District Manager; David Starnes (RMCS), Bill Cross and Dan Hubbard, members of the public.

CALL TO ORDER:

On behalf of the Board, District Counsel Greher called the meeting to order at 10:31 a.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:

The Board reviewed the minutes of the October 18, 2021, special meeting minutes. Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the minutes of the October 18, 2021, special meeting.

FINANCIAL MATTERS:

A. Ratification of Payment of Claims.

District Accountant Wheeler presented the payment of claims, totaling \$71,672.10, from May 2021 through December 2021, for ratification.

Following discussion, upon motion made, seconded, upon vote and unanimously carried, the Board ratified the payment of claims in the amount of \$71,672.10.

B. Financial Report ending December 30, 2021. Tabled.

LEGAL MATTERS:

A. Approve submittal of First Amendment to Service Plan.

District Counsel Greher discussed the First Amendment to the Service Plan that will be approved at the March hearing date.

Following discussion, upon motion made, seconded, and unanimously carried, the Board approved the First Amendment to the Service Plan subject to finalization by District President and Legal Counsel.

b. Conduct Public Meeting regarding Inclusion Petition.

Upon motion duly made, seconded, and unanimously carried, the Board authorized District Counsel Greher to open the public meeting.

On behalf of the Board, District Counsel Greher opened the public meeting to consider the proposed Inclusion Petition of approximately 5-6 lots that will be excluded from the Four Corners Business Improvement District to be included in the district boundaries.

No further comments were made and upon motion duly made by Director Waldner, seconded by Director Carlson, and unanimously carried, the public meeting was closed.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Order for Inclusion passed unanimously.

c. Conduct Public Meeting regarding Exclusion Petition.

Upon motion duly made, seconded, and unanimously carried, the Board authorized District Counsel Greher to open the public meeting.

On behalf of the Board, District Counsel Greher opened the public meeting to consider the proposed Exclusion Petition of the multifamily tracts and discussed related issues.

No further comments were made and upon motion duly made by Director Waldner, seconded by Director Carlson, and unanimously carried, the public meeting was closed.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Order for Exclusion passed unanimously, subject to finalization by District President and Legal Counsel.

d. Consider Exclusion Agreement.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the Exclusion Agreement by and between Four Corners Metropolitan District and Erie Four Corners, LLC, subject to finalization by District President and Legal Counsel.

e. Consider First Amendment to Town IGA.

District Counsel Greher discussed the possibility of the amendment to the Town IGA may not be needed. He further discussed that if it is necessary, the District President and Legal Counsel would prepare the amendment.

f. Consider Public Finance and Development Agreement Amendment.

District Counsel Greher discussed the amendments to the Public Finance and Development Agreement.

Following discussion, upon motion duly made, seconded, and unanimously carried, the Board approved the Amendment to the Public Finance and Development Agreement, subject to finalization by District President and Legal Counsel.

DIRECTOR MATTERS:

A. Project Update.

Discussion followed on residential plans by Toll Bros. is scheduled in March and hope to be grading by May 1. The plans for the town center are being prepared now.

b. Discuss appointments to fill vacancies. Discussion followed on filling the vacancies on the Four Corners Metropolitan District Board.

Following discussion, upon motion made, seconded, and unanimously carried, Bill Cross Dan Hubbard and David Starnes were appointed to the Board.

c. Election of Officers.

Following discussion, upon motion duly made, seconded, and unanimously carried, the following directors were appointed to their respective offices:

David Waldner	President
David Starnes	Vice President/Sec./Treasurer
Bill Cross	Asst. Sec./Treasurer
Dan Hubbard	Asst. Sec./Treasurer
Alex Carlson	Asst. Sec./Treasurer

V. MANAGEMENT MATTERS:

a. 2022 Designated Posting Place. Manager discussed the website is up and running and the address is fourcornersmetrodistrict.com.

OTHER BUSINESS: None

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 10:54 a.m.

The foregoing minutes constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,


Secretary of the Board