

## RECORD OF PROCEEDINGS

### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF COPPERLEAF METROPOLITAN DISTRICT NO. 2

Held: Thursday, June 29, 2023, at 7:00 p.m., via Zoom  
video/telephone conference. The meeting was  
open to the public.

#### Attendance

A Special Meeting of the Board of Directors of the  
Copperleaf Metropolitan District No. 2, County of  
Arapahoe, State of Colorado, was called and held as  
shown above and in accordance with the applicable  
statutes of the State of Colorado, with the following  
Directors present and acting:

Michael R. Rohde, President  
Joseph Cervone, Treasurer

Following discussion, upon motion duly made by  
Director Rohde, seconded by Director Cervone, and  
upon vote unanimously carried, the absence of Director  
James Altman was excused.

#### Also present were:

Paula J. Williams, Esq. and Craig Sorensen; McGeady  
Becher P.C.  
Cathy Hamilton; Simmons & Wheeler, P.C.

#### Disclosure of Potential Conflicts of Interest

The Board discussed the requirements of Colorado law  
to disclose any potential conflicts of interest or potential  
breaches of fiduciary duty of the Board of Directors to  
the Secretary of State. The members of the Board were  
requested to disclose any potential conflicts of interest  
with regard to any matters scheduled for discussion at  
this meeting and incorporated for the record those  
applicable disclosures made by the Board members prior  
to this meeting in accordance with statute. It was noted  
by Mr. Sorensen that disclosures of potential conflicts of  
interest were filed with the Secretary of State for  
Directors Altman and Rohde, and no new conflicts of  
interest were disclosed at the meeting.

#### Quorum / Meeting Location / Posting of Notices

Mr. Sorensen confirmed the presence of a quorum. The  
Board entered into a discussion regarding the  
requirements of Section 32-1-903(1), C.R.S., concerning  
the location of the District's board meeting.

The Board determined that the meeting would take place  
via Zoom video/telephone conference. Mr. Sorensen  
reported that notice was duly posted on the website of

the District, and that no objections to the meeting location or the video/telephonic manner of the meeting, or any requests that the meeting location or video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

#### Approval of Agenda

The Board reviewed the agenda for the meeting. Following review and discussion, and upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board approved the agenda, as presented.

#### Approval of Minutes

The Board reviewed the minutes of the May 30, 2023 Special Meeting.

Following review and discussion, upon motion duly made by Director Rohde, seconded by Director Cervone, and upon vote unanimously carried, the Board approved the minutes, as presented.

#### Potential Purchase of Tract H3, Copperleaf Filing No. 2 (approximately 5.40 acres) by the District ("Tract H3")

Discussion was held regarding the District's potential acquisition of Tract H3 from South Quincy Residential Developers, Inc. (SQRD") for potential future development for the benefit of the District's residents. Director Cervone informed the Board that Tract J3, Copperleaf Filing No. 2 (approximately 3.15 acres) ("Tract J3"), might also be offered by SQRD for purchase.

Ms. Hamilton reported to the Board the amount of available District funds in the General Fund and Capital Projects Fund that could be utilized for the purchase of property.

Following discussion, the Board determined that an appropriate first step would be to obtain appraisals of Tract H3 and Tract J3. Upon motion duly made by Director Cervone, seconded by Director Rohde, and upon vote unanimously carried, the Board authorized District Counsel to obtain two or three proposals for appraisal services, and directed that the proposals be reviewed, and an appraiser selected, via email poll of the Directors.

#### Other Business

Following discussion, the Board determined that the Regular Board Meeting scheduled for July 10, 2023 was unnecessary, and directed District Counsel to cancel the meeting.

#### Adjournment

There being no further business coming before the

Board, upon motion duly made by Director Cervone, seconded by Director Rohde, and upon vote unanimously carried, the meeting was adjourned.

The foregoing Minutes were approved by the Board of Directors on November 13, 2023.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

*Craig Sorensen*

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Secretary