

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
CHAPARRAL POINTE METROPOLITAN DISTRICT
HELD JULY 24, 2020**

A special meeting of the Board of Directors of Chaparral Pointe Metropolitan District (“**Board**”) was held Friday, July 24, 2020, at 11:00 a.m., at the Century Communities office at 9475 Briar Village Pt., Suite 125, Colorado Springs, Colorado 80920. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the public was asked to participate in the District Board meeting via Zoom. The meeting was open to the public.

Attendance

Directors In Attendance Were:

Jeffery D. Mattson
Michael J. Fenton

Absent and Excused:

Sarah Darneal

Also in attendance were:

Elisabeth A. Cortese; McGeady Becher P.C. (via telephone)
Adam Mounce and Josh Miller; CliftonLarsonAllen LLP
Cynthia Meyers, Century Communities and Board Candidate

Call to Order

Director Fenton called the meeting to order at 11:00 a.m. and confirmed the presence of a quorum.

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 to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest regarding 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. No additional disclosures were made. Attorney Cortese noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors, and no additional conflicts were disclosed at the meeting.

Meeting
Location/Posting of
Notice

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. Following discussion, and upon motion duly made by Director Fenton seconded by Director Mattson, and upon vote unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefit to the control of the spread of the virus by limiting in-person contact, this meeting was conducted via conference call and encouraged public participation via telephone. The Board further noted that notice of this location was posted within the boundaries of the

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District and the Board had not received any objections to the telephonic meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries. Following discussion, upon motion made by Director Fenton, seconded by Director Mattson and, upon vote, unanimously carried, the Board approved the agenda as amended to reflect a special board meeting.

Public Comment

None.

Minutes from December 10, 2019 Regular Meeting

The Board reviewed the December 10, 2019 minutes. Following discussion, upon a motion made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved the minutes as presented.

Results of May 5, 2020 Cancelled Regular Directors' Election

The Board engaged in a general discussion regarding the results of May 5, 2020 Cancelled Regular Directors' Election.

Vacancies on Board of Directors and appointment of eligible electors to the Board of Directors (Notice of Vacancy Published on June 24, 2020)

The Board engaged in a general discussion regarding vacancies on Board of Directors and considered appointment of eligible electors to the Board of Directors. Following discussion, upon a motion made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved the appointment of Cynthia Myers and Brian Mulqueen to the Board.

Appointment of Officers

Following discussion, upon a motion made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved the appointment of officers as follows:
Mike Fenton, President
Jeffrey Mattson, Treasurer
Sarah Darneal, Secretary
Brian Mulqueen, Assistant Secretary
Cynthia Myers, Assistant Secretary

Legal Items

Other:
Attorney Cortese inquired about the status of covenants. Ms. Myers stated that the developer continues to work on covenants.

Financial Matters

2019 Audit Exemption Application:
Following discussion, upon a motion made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board ratified approval of the 2019 Audit Exemption Application.

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Unaudited Financial Statements for the period ending June 30, 2020, and Statement of Cash Position dated June 30, 2020 updated as of July 15, 2020:

Mr. Mounce reviewed the unaudited financial statements for the period ending June 30, 2020, and Statement of Cash Position dated June 30, 2020 updated as of July 15, 2020 with the Board. Following discussion, upon a motion made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved the financial statements and cash position

Payment of Current and Previous Claims:

Mr. Mounce reviewed the current and previous claims with the Board. Following discussion, upon a motion made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board approved the previous and current claims.

Manager's Matters

Other

The Board discussed the creation of the District website and the Board requested that the website be live at the time that property within the District opens for sales.

Development

Status of Development

Director Fenton provided a development update to the Board.

Other Business

Confirm Quorum for Next Regular Meeting scheduled for December 8, 2020:

The Board confirmed their availability to attend the upcoming meeting.

Adjournment

Following discussion, upon a motion made by Director Fenton, seconded by Director Mattson, and upon vote, unanimously carried, the Board adjourned the meeting at 11:27 a.m.

Approved,
DocuSigned by:

Sarah Darneal

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Secretary

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Signer Events

Sarah Darneal
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Signature

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In Person Signer Events	Signature	Timestamp
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Agent Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/10/2020 4:21:46 PM
Certified Delivered	Security Checked	12/10/2020 5:17:14 PM
Signing Complete	Security Checked	12/10/2020 5:17:32 PM
Completed	Security Checked	12/10/2020 5:17:32 PM

Payment Events	Status	Timestamps
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