

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
WESTOWN METROPOLITAN DISTRICT
HELD OCTOBER 17, 2016**

A special meeting of the Board of Directors (the “**Board**”) of the Westown Metropolitan District (the “**District**”) was held on Monday, October 17, 2016, at 8:30 a.m. at the offices of Century Communities, 8390 E. Crescent Parkway, Suite 650, Greenwood Village, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jeff Powles
Eric Dome
Ken Rabel

Also In Attendance Were:

Elisabeth A. Cortese, Esq.; McGeady Becher P.C.
Diane Wheeler; Simmons & Wheeler, P.C.
John Paul Williams, Alan Roberts and Tisha Higgins; Centennial Consulting Group, LLC

ADMINISTRATIVE
MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Cortese noted that a quorum was present and requested members of the Board 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 the statute. Attorney Cortese noted that all Directors’ Disclosure Statements had been filed by the statutory deadline.

Agenda: The Board reviewed the Agenda for the meeting and following discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Agenda as amended.

Meeting Location: 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 Powles, seconded by Director Dome, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries or within the

county in which the District is located, or within 20 miles from the District boundaries, to conduct this meeting, it was determined to conduct the meeting at the above-stated date, time and location. Attorney Cortese reported that notices were duly posted and that no objections to the locations or any requests that the meeting place be changed by taxpaying electors within its boundaries have been received.

Acknowledgement of Resignations: The Board acknowledged the resignations of John Vitella and Todd Amberry from the Board of Directors effective August 19, 2016 and August 23, 2016, respectively.

July 25, 2016 Meeting Minutes: The Board reviewed the minutes from the July 25, 2016 special meeting. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board approved the minutes from the July 25, 2016 special meeting.

Public Comment: There was no public comment.

Insurance Renewal: The Board discussed the insurance renewal, insurance schedules and statutory requirement for position schedule bond. The board directed the District Manager to consult with Mr. Powles to obtain a listing of assets, and to renew the insurance.

Resolution No. 2016-10-01 Establishing 2017 Regular Meeting Dates, Time and Location, and Designating the Locations for Posting of 72-Hour and 24-Hour Notices: The Board discussed holding quarterly meetings at the police station located at 6644 Kendrick Drive, Arvada, CO 80007. Meetings dates and times are to be determined. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board adopted Resolution No. 2016-10-01.

Ratify Engagement of Centennial Consulting Group, LLC: Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and upon vote, unanimously carried, the Board ratified the engagement of Centennial Consulting Group, LLC (“CCG”) for Management Services.

FINANCIAL
MATTERS

Ratify and Approve Payment of Claims: Ms. Wheeler distributed claims through the period ending July 31, 2016 for ratification, and the period ending October 31, 2016 for approval. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified and approved the payment of claims in the amount of \$10,423.20.

Statement of Cash Position and Unaudited Financial Statements: None presented. The Board directed Ms. Wheeler to provide unaudited financial statements on a quarterly basis.

2016 Budget Amendment Hearing: Director Dome opened the public hearing to consider amending the 2016 Budget.

It was noted a notice stating that the Board would consider amending the 2016 Budget, and the date, time and place of the public hearing was published in a newspaper having general circulation within the District, in accordance with statutory requirements. No written objections were received prior to the public hearing.

No public comments were received and the public hearing was closed.

Ms. Wheeler reviewed the amended 2016 Budget with the Board. Following discussion, the Board considered the adoption of Resolution No. 2016-10-02 to Amend the 2016 Budget. Upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, Resolution No. 2016-10-02 was adopted, as discussed. The District Manager was authorized to transmit the amended 2016 Budget to the Division of Local Government.

2017 Budget Hearing: Director Dome opened the public hearing to consider the proposed 2017 Budget and discuss related issues.

It was noted that notice stating that the Board would consider adopting the 2017 Budget, and the date, time and place of the public hearing was published in a newspaper having general circulation within the District, in accordance with statutory requirements. No written objections were received prior to the public hearing.

No public comments were received and the public hearing was closed.

Ms. Wheeler reviewed the proposed 2017 Budget with the Board. Following discussion, the Board considered the adoption of Resolution No. 2016-10-03 to Adopt the 2017 Budget and Appropriate Sums of Money, and Resolution No. 2016-10-04 to Set Mill Levies; a General Fund Mill Levy at 40.000 mills and a Debt Service Mill Levy at 40.000 mills. Upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, Resolution Nos. 2016-10-03 and 2016-10-04 were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation

from the County on or before December 10, 2016. The District Accountant was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Jefferson County, no later than December 15, 2016. The District Manager was also authorized to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2017.

Application for 2016 Audit Exemption: Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board appointed Simmons & Wheeler, P.C. to prepare and file the 2016 Application for Audit Exemption.

LEGAL MATTERS

Special Warranty Deed: Attorney Cortese reviewed the proposed conveyance by the District of certain tracts in the Hometown North Subdivision to Hometown Metropolitan District No. 2. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome, and upon vote, unanimously carried, the Board approved the Special Warranty Deed conveying certain tracts in Hometown North Subdivision to Hometown Metropolitan District No. 2.

2017 Bond Issuance: Attorney Cortese discussed the potential 2017 bond issuance with the Board. No action was taken.

Service Agreement for Trash and Recycling Services with Republic Services, Inc.: Ms. Higgins presented the Service Agreement for Trash and Recycling Services with Republic Services, Inc. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Service Agreement for Trash and Recycling Services with Republic Services, Inc.

CONSTRUCTION MATTERS:

Status of Improvements: The Board discussed the status of improvements. No action was taken. It was noted that Mr. Powles would work with CCG to create a map showing all improvements and ownership of same.

Allocation of Responsibilities Regarding Design Review, Covenants and Maintenance: The Board discussed this item. No action was taken.

OTHER MATTERS:

None.

ADJOURNMENT


There being no further business to come before the meeting was adjourned.

Respectfully submitted,

By


Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 17,
2016 MINUTES OF THE WESTOWN METROPOLITAN DISTRICT BY
THE MEMBERS OF THE BOARD OF DIRECTORS SIGNING BELOW:


Eric Dome


Jeff Powles

Ken Rabel