

## RECORD OF PROCEEDINGS

---

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
LEDGE ROCK CENTER RESIDENTIAL METROPOLITAN DISTRICT  
NO. 2 (THE "DISTRICT")  
HELD  
SEPTEMBER 12, 2022

A special meeting of the Board of Directors of the Ledge Rock Center Residential Metropolitan District No. 2 (referred to hereafter as the "Board") was convened on Monday, September 12, 2022, at 8:00 a.m. The meeting was held via video conference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Amy Carroll, President

John Schlup, Secretary/Treasurer

Lucas Schlup, Vice President/Asst. Secretary/Asst. Treasurer

#### Directors Absent and Excused:

Michel Schlup, Vice President/Asst. Secretary/Asst. Treasurer

James Shipton, Vice President/Asst. Secretary/Asst. Treasurer

#### Also, In Attendance Were:

David S. O'Leary, Esq.; Spencer Fane LLP

Lisa Johnson, Lindsay Ross and Carrie Bartow; CliftonLarsonAllen LLP ("CLA")

Allen Schlup; A.D. Schlup Law, LLC

Todd Johnson, PE, President; Terra Forma Solutions, Inc.

Collin Koranda, PE; Ranger Engineering, LLC

### ADMINISTRATIVE MATTERS

Ms. Johnson called the meeting to order at 8:00 a.m.

**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 regards 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 Attorney O'Leary 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.

**Quorum, Meeting Location and Posting of Meeting Notice; Approval of Agenda:** Ms. Johnson confirmed a quorum. The meeting location and posting of meeting notice were confirmed. Following discussion, upon a motion duly

## RECORD OF PROCEEDINGS

---

made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the Agenda as presented, and excused the absence of Director Michel Schlup.

**Public Comment:** None.

**Minutes of the August 8, 2022 Special Meeting:** Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the minutes of the August 8, 2022 special meeting, as presented.

### FINANCIAL MATTERS

None.

### LEGAL MATTERS

**Petition for Exclusion of Real Property by Ledge Rock Center, LLC from the Boundaries of the District; Consider Adoption of Resolution for Exclusion of Real Property:** Mr. O’Leary discussed the requested exclusion of property related to Outlot A, East Ledge Rock Subdivision Filing No. 1 (which would be subsequently included into the Ledge Rock Center Commercial Metropolitan District. Upon motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the public hearing for the exclusion of property was opened at 8:13 a.m. No public comment was received, and upon motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the public hearing was closed at 8:14 a.m.

Attorney O’Leary noted that the notice of the public hearing was published in accordance with statute and presented the Petition for Exclusion of Real Property from the District. Attorney O’Leary also presented the Resolution for Exclusion of Real Property.

Following discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the exclusion of real property from the District, and adopted the Resolution for Exclusion of Real Property.

### MANAGER MATTERS

None.

### DIRECTOR MATTERS

None.

### OTHER BUSINESS

None.

## RECORD OF PROCEEDINGS

---

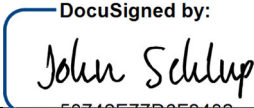
EXECUTIVE  
SESSION

No executive session was necessary.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board adjourned the meeting at 8:26 a.m.

Respectfully submitted,

By  Secretary for the Meeting  
50742E77D6F3402...

**Certificate Of Completion**

Envelope Id: 6AA8AA4CF4684A28B47B7B03E53D0E7D	Status: Completed
Subject: Complete with DocuSign: Ledge Rock Center Residential MD 2 - Various Documents from 11-14-2022 Mtg	
Client Name: Ledge Rock Center Residential MD 2	
Client Number: 011-046898-OS02-2022	
Source Envelope:	
Document Pages: 30	Signatures: 7
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 67.176.12.84

**Record Tracking**

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
11/17/2022 3:45:53 PM	Cindy.Jenkins@claconnect.com	

**Signer Events**

AMY CARROLL  
 amycarroll@corbinparkop.com  
 president  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 B6556E9EC1C64A0...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 70.115.26.85

**Timestamp**

Sent: 11/17/2022 3:51:34 PM  
 Viewed: 11/21/2022 6:21:43 AM  
 Signed: 11/22/2022 8:19:27 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 11/22/2022 8:19:07 AM  
 ID: 5460e121-2913-463d-ade7-01431a18a231

John Schlup  
 johnschlup@corbinparkop.com  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 50742E77D6F3402...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 70.115.26.85

Sent: 11/22/2022 8:19:29 AM  
 Viewed: 11/22/2022 9:40:03 AM  
 Signed: 11/22/2022 9:40:13 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 11/22/2022 9:40:02 AM  
 ID: f6f454b1-6aa7-41e7-9510-7a485ab6ba1a

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	11/17/2022 3:51:34 PM
Certified Delivered	Security Checked	11/22/2022 9:40:03 AM
Signing Complete	Security Checked	11/22/2022 9:40:13 AM
Completed	Security Checked	11/22/2022 9:40:13 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
-----------------------	---------------	-------------------

**Electronic Record and Signature Disclosure**

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact CliftonLarsonAllen LLP:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

**To advise CliftonLarsonAllen LLP of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

**To request paper copies from CliftonLarsonAllen LLP**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with CliftonLarsonAllen LLP**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.