

**MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
THE LAKES METROPOLITAN DISTRICT NO. 2**

HELD AUGUST 12, 2021

The special meeting of the Board of Directors of The Lakes Metropolitan District No. 2 (referred to hereafter as “Board”) was convened on Thursday, August 12, 2021 at 2:00 p.m., via teleconference. The meeting was open to the public.

ATTENDANCE

Directors in Attendance were:

Michael A. Richardson
Paula J. Lindamood
Erika L. Volling

Excused Absentee: Florine T. Richardson

Also in Attendance was:

William Ankele, Esq., White Bear Ankele Tanaka & Waldron, P.C.

CALL TO ORDER

Director Richardson noted that a quorum of the Board was present and called the special meeting of the Board of Directors to order. Director Richardson designated Director Volling as the chairperson of the meeting.

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST &
ESTABLISH
QUORUM**

Attorney Ankele noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State by the District General Counsel, White Bear Ankele Tanaka & Waldron, P.C., seventy-two hours in advance of the meeting. Attorney Ankele requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Ankele noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting and in accordance with the statutes. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

**ADMINISTRATIVE
MATTERS**

Agenda: Director Volling distributed for the Board’s review and approval an Agenda for the District’s special meeting.

Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Agenda was approved.

Minutes from November 11, 2020 Special Meeting: The Board discussed the Minutes from the November 11, 2020 Special Meeting. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board approved the Minutes from the November 11, 2020 Special Meeting.

Public Comment: None.

LEGAL MATTERS

Resolution Designating the Location of Regular Meetings of the Board of Directors: The Board discussed the Resolution Designating the Location of Regular Meetings of the Board of Directors. Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board adopted the Resolution Designating the Location of Regular Meetings of the Board of Directors.

RECORD OF PROCEEDINGS

Public Hearing on Inclusion of Property into District No. 2: The Board opened the public hearing to consider the Petition for Inclusion received from Brighton Lakes LLC for the inclusion of property into the District No. 2. There being no public present, the public hearing was closed. It was noted that a notice of the public hearing for the Inclusion was published and posted in accordance with Colorado law.

Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board adopted the Resolution and Order for Inclusion of Property (Brighton Lakes LLC – One Acre Parcel).

Public Hearing on Exclusion of Property from District No. 2: The Board opened the public hearing to consider the Petition for Exclusion received from Brighton Lakes LLC for the exclusion of property from the District No. 2. There being no public present, the public hearing was closed. It was noted that a notice of the public hearing for the Exclusion was published and posted in accordance with Colorado law.

The Board discussed the exclusion with Attorney Ankle and determined that:

- a. The Exclusion of the Property is in the best interests of the Property, the District, the City, and the County in that it implements the District's First Amended and Restated Service Plan approved by the City Council of the City of Brighton on December 19, 2017 (the "Service Plan"), allows for the Property to be developed as planned by the Petitioner, ensures that the Property will not be unduly burdened by unnecessary or overlapping tax burdens, and ensures that public improvements will be provided to the Property at the time when they are needed and not sooner, based on planned development phasing.
- b. The extraordinary benefits to the Property explained above outweigh the negligible cost of the exclusion.
- c. The District's ability to provide economical and sufficient service to the Property and all of the properties within the District's boundaries will not be diminished following exclusion of the Property.
- d. After exclusion, economical and sufficient services will still be available to the Property.
- e. The denial of the Petition will result in the inability of the Petitioner to proceed with its development plans, which will result in the inability to create construction jobs and will have a negative economic impact on the region, the District, the surrounding area, and the State as a whole.
- f. There is economically feasible alternative service available to the Property from one of The Lakes Metropolitan District Nos. 1-3.
- g. There will be no additional costs levied on other property within the District if the exclusion is granted.

Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board adopted the Resolution and Order for Exclusion of Property (Brighton Lakes LLC – One Acre Parcel).

RECORD OF PROCEEDINGS

OTHER BUSINESS **Next Regular Meeting:** The next regular meeting is scheduled for November 10, 2021 at 10:00 a.m. via teleconference or at the Anythink Brighton Library, 327 E. Bridge Street, Brighton, CO 80601.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

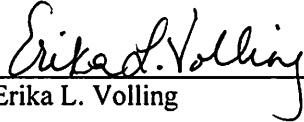
By: Erika Volling
Secretary for Meeting

RECORD OF PROCEEDINGS

THESE MINUTES APPROVED AS THE OFFICIAL AUGUST 12,
2021 MINUTES OF THE LAKES METROPOLITAN DISTRICT NO. 2
BY THE BOARD OF DIRECTORS SIGNING BELOW:

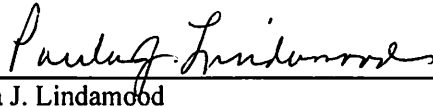


Michael A. Richardson



Erika L. Volling

Florine Richardson



Paula J. Lindamood