

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WATERSTONE METROPOLITAN DISTRICT NO. 1

Held: Thursday, December 8, at 12:30 P.M. via zoom
<https://us02web.zoom.us/j/89010967996?pwd=OFJleEowN1NQTdVKShtMnhhcWhxZz09> Meeting ID: 890 1096 7996 Passcode: 340937
+16699009128,,8901096799

Attendance

The special meeting of the Board of Directors of the Waterstone Metropolitan District No. 1 was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

John Cheney
Kent Pedersen
Joseph Huey
Jennifer Thornbloom
Debra Hessler

Also present was: Dianne Miller, Sonja Steele of Miller & Associates Law Offices, LLC.

Call to Order

Ms. Miller noted that a quorum of the Board was present and the Directors confirmed their qualification to serve, meeting called to order at 12:30p.m.

Disclosure Matters

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

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Director Cheney disclosed his interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Mr. Cheney's interests.

Director Pedersen disclosed his interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Mr. Pedersen's interests.

Director Huey disclosed his interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Mr. Huey's interests.

Director Thornbloom disclosed her interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Ms. Thornbloom's interests.

Director Hessler disclosed her interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Ms. Hessler's interests.

Written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting.

Approval of Minutes – The minutes for the October 14, 2021 board meeting will be
October 14, 2021 reviewed by the Board at the next scheduled meeting.

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Cost Certification from
Ranger Engineering.

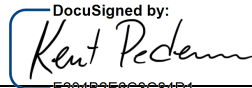
Dianne Miller presented the Cost Certification to the Board and Ms. Miller noted that this has been approved by Ranger Engineering. After discussion motion by Director Cheney, seconded by Director Thornbloom, and upon vote, the board unanimously approved the engineer report and certification #02.

Other Business

None

Adjournment

There being no further business to come before the Board, upon motion by Director Cheney and second by Director Thornbloom, the Board adjourned the meeting at 12:33p.m.

DocuSigned by:


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Secretary for the District