

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CHAPEL HEIGHTS METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
APRIL 3, 2023

A regular meeting of the Board of Directors of the Chapel Heights Metropolitan District (referred to hereafter as the "Board") was convened on Monday, April 3, 2023, at 10:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were

Lee Eisenheim, President
Patrick Jarrett, Treasurer
Rich Vorwaller, Secretary
James Byers, Assistant Secretary

Also, In Attendance Were

Russell W. Dykstra, Esq.; Spencer Fane, LLP
Josh Miller, Korben Heim, Rob Lange and Seef Le Roux; CliftonLarsonAllen,
LLP ("CLA")
Erika Johnston; YMCA
Kristen Larres, Hayden Parker, Peter Christensen; Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Eisenheim called the meeting to order at 10:02 a.m.

Following review, upon a motion duly made by Director Eisenheim, seconded by Director Vorwaller and, upon vote, unanimously carried, the Board approved the agenda, as amended.

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 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 statute. It was noted by Attorney Dykstra 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, Location of Meeting and Meeting Notices: A quorum was confirmed. This meeting was conducted via Microsoft Teams and public

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participation is encouraged via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections nor any requests that the means of hosting the meeting be changed, were received by taxpaying electors within the District's boundaries.

Resignation of Director Nicole Renner Effective March 21, 2023: Following review, upon a motion duly made by Director Eisenheim, seconded by Director Byers and, upon vote, unanimously carried, the Board acknowledged the resignation of Director Nicole Renner, effective March 21, 2023.

Public Comment: None.

Minutes from the January 25, 2023 Special Board Meeting: Following review, upon a motion duly made by Director Vorwaller, seconded by Director Eisenheim and, upon vote, unanimously carried, the Board approved the January 25, 2023 special meeting Minutes, as presented.

Other: None.

FINANCIAL MATTERS

Current Claims and Previous Claims: Mr. Le Roux reviewed the current claims and previous claims with the Board. Following review, upon a motion duly made by Director Eisenheim, seconded by Director Vorwaller and, upon vote, unanimously carried, the Board approved the current claims and ratified approval of the previous claims.

December 31, 2022 Unaudited Financial Statements: Mr. Le Roux reviewed the December 31, 2022 Unaudited Financial Statements with the Board. It was determined that an amendment will be needed for the 2022 General Fund. Following review, upon a motion duly made by Director Eisenheim, seconded by Director Vorwaller and, upon vote, unanimously carried, the Board accepted the December 31, 2022 Unaudited Financial Statements, as presented.

Other: None

LEGAL MATTERS

Resolution Setting Forth the District's Policy Regarding Abandoned Motor Vehicles on District Property: Attorney Dykstra reviewed the Resolution Setting Forth the District's Policy Regarding Abandoned Motor Vehicles on District Property with the Board. Following review, upon a motion duly made by Director Eisenheim, seconded by Director Vorwaller and, upon vote, unanimously carried, the Board adopted the Resolution Setting Forth the District's Policy Regarding Abandoned Motor Vehicles on District Property, as presented.

Schedio Reports and Requisition: Attorney Dykstra discussed options with the Board regarding Schedio Reports and Requisition. Following review and

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discussion, upon a motion duly made by Director Eisenheim, seconded by Director Byers and, upon vote, unanimously carried, the Board approved the Schedio Certification Report, pending final review.

Other: Attorney Dykstra stated that there was no new information regarding the May 2023 Election. No action was taken.

MANAGER MATTERS

Covenant Enforcement Update: Mr. Miller reviewed the covenant enforcement activity. Hayden Parker requested a more detailed outline in the covenant section regarding street parking. Peter Christensen shared concerns regarding the noticing process. No action was taken.

Community Center Update: Ms. Johnston provided an update on the community center. No action was taken.

Other: None.

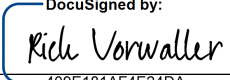
OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Eisenheim adjourned the meeting at 10:32 a.m.

Respectfully submitted,

By 
 DocuSigned by:
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 Secretary of the Board