

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
HORIZON METROPOLITAN DISTRICT NO. 1  
HELD  
FEBRUARY 6, 2020**

A regular meeting of the Board of Directors (hereinafter referred to as the “Board”) of the Horizon Metropolitan District No. 1 (the “District”) was held on February 6, 2020 at 9:00 a.m. at CliftonLarsonAllen LLP (“CLA”) at 8390 E. Crescent Pkwy, Suite 300 Greenwood Village, CO 80111.

Directors In Attendance Were:

Karen Voit  
Nikki Erbele  
Lisa Garcia

Also present were:

Chris Sherwood; LendLease  
Jason Carroll, Margaret Henderson & Patrick Shannon;  
CliftonLarsonAllen LLP  
Megan Becher, Esq.; McGeady Becher P.C.  
Eric Keesen; BrightView Landscape Services, Inc.

Administrative  
Matters

Agenda

Following review and discussion, upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote unanimously carried, the Board approved the Agenda, as presented.

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 Voit, seconded by Director Garcia and, upon vote unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries, to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

Horizon MD No. 1  
February 6, 2020  
Page 2 of 4

Potential Conflict of Interest Disclosures

The Board noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Ms. Becher requested that the Directors consider whether they had any additional conflicts of interest to disclose. Ms. Becher 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.

Public Comment

None.

Minutes of the November 4, 2019 Special Meeting

Following discussion, upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried, the Board approved the November 4, 2019 Special Meeting Minutes, as presented.

Board Vacancy

The Board discussed the current Board vacancy. No action was taken at this time.

Financial Matters

December 31, 2019 Unaudited Financial Statements

Mr. Carroll reviewed the December 31, 2019 Unaudited Financial Statements with the Board.

Following discussion, upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried, the Board accepted the December 31, 2019 Unaudited Financial Statements.

Prior Claims Totaling \$16,184.40

Mr. Carroll reviewed the prior claims with the Board.

Upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried, the Board approved the prior claims totaling \$16,184.40.

Horizon MD No. 1  
February 6, 2020  
Page 3 of 4

Current Claims Totaling \$17,060.30

Mr. Carroll reviewed the current claims with the Board.

Following review, upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried the Board approved the current claims totaling \$17,060.30.

Cash Position Report

Mr. Carroll reviewed the Cash Position Report with the Board.

Following discussion, upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried, the Board accepted the Cash Position Report.

2019 Audit Exemption

Mr. Carroll reviewed the 2019 Audit Exemption with the Board.

Upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried, the Board approved the 2019 Audit Exemption.

Status of Bond Issuance in 2020

No update was provided at this time.

Legal Matters

Status of May 5, 2020 Directors' and Debt Election

Ms. Becher discussed the election process with the Board.

Update on McGeady Becher P.C. District Records Retention Policy

Ms. Becher provided a review of the updated District Records Retention Policy. Ms. Becher will provide a copy for the Board to review and approve at the next Board meeting.

Manager Matters

Status of District Website

Mr. Shannon reported that the Board had previously approved creation of a District website, through SIPA. This is currently in process.

Horizon MD No. 1  
February 6, 2020  
Page 4 of 4

Future Maintenance Cost Projections

- i. Landscape Maintenance
- ii. Street Maintenance
- iii. Snow Removal

Mr. Keesen reviewed the future maintenance cost projections with the Board.

Landscape Maintenance Services Contract for 2020 with BrightView Landscape Services, Inc.

Mr. Keesen reviewed the Landscape Maintenance Services Contract for 2020 with the Board, noting that this Agreement includes both landscape and snow removal services for 2020. The annual price for landscape maintenance is \$76,200, with suggested budgeting for winter watering at \$14,900, foliar feed at \$2,340, deep root fertilizer at \$5,825 and \$8,000-9,000 for irrigation repairs. Mr. Keesen also noted that the development group did not warranty landscape installation; therefore, the District will need to budget for replacement of plant material. Mr. Keesen will provide a recommendation.

Following discussion, upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried, the Board approved the Landscape Maintenance Services Contract for 2020 with BrightView Landscape Services, Inc., subject to final review and scope adjustment.

Status of Insurance Renewal, Insurance Schedules and Renewal of Special District Association (“SDA”) Membership

Mr. Shannon provided an update to the Board.

Director Items

Status of Development Activity

Director Voit provided an update on development activity, noting lots are projected to be sold in May, with residents anticipated in 2020. Director Voit noted being under contract with Meritage for Phase II development and working on a multifamily partner.

Adjournment

Upon a motion duly made by Director Voit, seconded by Director Garcia and, upon vote, unanimously carried, the meeting was adjourned at 10:23 a.m.

DocuSigned by:  
  
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 Secretary