

MINUTES OF A JOINT REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF

CHERRY CREEK SOUTH METROPOLITAN DISTRICT NOS.  
4-6

Held: Thursday, March 23, 2023 at 3:00 p.m.

*This meeting was held via teleconference.*

**Attendance**

The joint regular meeting of the Board of Directors of Cherry Creek South Metropolitan District Nos. 4-6 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Kurt Wolter  
Sarah Hunsche  
Kim Jensen  
Brian Trybus *\*joined late.*

Director Elliott was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Kristin B. Tompkins, Esq. and Nancy Bach, CliftonLarsonAllen LLP, District Accountants.

**Call to Order/Declaration  
of Quorum**

It was noted that a quorum of the Boards was present and the meeting was called to order.

**Conflict of Interest  
Disclosures**

Ms. Tompkins advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Tompkins reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Tompkins inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. Each of the Directors noted for the record their relationship with Tanterra Development, LLC, Tanterra Development II, LLC, and North Parker Investments, LLC, as reflected in their conflicts of interests disclosures. No additional disclosures were noted. The participation of the members present

was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Approval of Agenda**

Ms. Tompkins presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda, as amended.

**Public Comment**

None.

**Consider Approval of Minutes from February 23, 2023 Regular Meeting**

Ms. Tompkins presented the February 23, 2023 regular meeting minutes to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the minutes.

**Legal Matters**

Approval of Special Warranty Deed from North Parker Investments, LLC (District No. 4)

Ms. Tompkins presented the Special Warranty Deed from North Parker Investments, LLC to the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 4 unanimously approved the deed, subject to final legal review and review by Director Hunsche.

Ratification of Temporary License Agreement with North Parker Investments, LLC (District No. 4)

Ms. Tompkins presented the Temporary License Agreement with North Parker Investments, LLC to the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 4 unanimously ratified the agreement subject to final legal review and review by Director Hunsche.

*\*Director Trybus joined the meeting*

Ratification of Surety Pledge Agreement (Subdivision Agreement) with Tanterra Development II, LLC (District No. 5)

Ms. Tompkins presented the Surety Pledge Agreement (Subdivision Agreement) with Tanterra Development II, LLC to the Board of District No. 5. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 ratified the agreement.

Consider Approval of Termination of Funding and Reimbursement Agreement (Operations and Maintenance) with Tanterra Development, LLC (District No. 4)

Ms. Tompkins presented the Termination of Funding and Reimbursement Agreement (Operations and Maintenance) with Tanterra Development, LLC to the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 4 unanimously approved the termination subject to final legal review and review by Director Hunsche.

Consider Approval of Funding and Reimbursement (Operations and Maintenance)

Ms. Tompkins presented the Funding and Reimbursement (Operations and Maintenance) Agreement with Tanterra Development II, LLC to the Board of District No. 4. Following discussion, upon a motion duly made and seconded the Board of

Agreement with Tanterra Development II, LLC (District No. 4)

District No. 4 unanimously approved the agreement subject to final legal review and review by Director Hunsche.

**Financial Matters**

Consider Approval of Voluntary Notice of Developer; s Assignment of Obligations Under Continuing Disclosure Agreement (District No. 5)

Ms. Tompkins presented the Voluntary Notice of Developer’s Assignment of Obligations Under Continuing Disclosure Agreement to the Board of District No. 5. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously approved the notice. Ms. Bach will post the notice to EMMA.

Consider Ratification of Requisition No. 12 Related to the District No. 5’s Limited Tax General Obligation Bonds, Series 2021(3) (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 12. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the Project Requisition No. 12.

Consider Ratification of Requisition No. 13 Related to the District No. 5’s Limited Tax General Obligation Bonds, Series 2021(3) (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 13. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the Project Requisition No. 13.

Consider Ratification of Requisition No. 14 Related to the District No. 5’s Limited Tax General Obligation Bonds, Series 2021(3) (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 14. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the Project Requisition No. 14.

Consider Ratification of Letter to Town of Parker regarding Stroh Road Security Payment

Ms. Tompkins presented the Letter to Town of Parker regarding Stroh Road Security to the Board of District No. 5. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the letter. Ms. Hunsche confirmed it was sent to the Town of Parker.

Consider Ratification of Requisition No. 15 Related to the District No. 5’s Limited Tax General Obligation Bonds, Series 2021(3) (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 15. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the Project Requisition No. 15

Consider Ratification of Requisition No. 16 Related to the District No. 5's Limited Tax General Obligation Bonds, Series 2021<sup>(3)</sup> (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 16. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the Project Requisition No. 16.

Consider Ratification of Requisition No. 17 Related to the District No. 5's Limited Tax General Obligation Bonds, Series 2021<sup>(3)</sup> (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 17. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the Project Requisition No. 17.

Consider Ratification of Requisition No. 10 Related to the District No. 5's Limited Tax General Obligation Bonds, Series 2021<sup>(3)</sup> (District No. 5)

Ms. Bach presented the Board of District No. 5 with the Project Requisition No. 10. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously ratified the Project Requisition No. 10.

Other Financial Matters

None.

**Other Business**

**Adjourn**

There being no further business to come before the Boards, and following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

The foregoing minutes were approved by District Nos. 4-6 on this 28th day of September, 2023.

  
Kim Jensen (Oct 2, 2023 09:46 MDT)

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Secretary for the Meeting