

RECORD OF PROCEEDINGS

MINUTES OF A JOINT SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
AURORA CROSSROADS METROPOLITAN DISTRICT NOS. 1 – 2 AND
CROSSROADS EAST METROPOLITAN DISTRICT
(THE “DISTRICTS”)
HELD
DECEMBER 1, 2023

A joint special meeting of the Boards of Directors of the Aurora Crossroads Metropolitan District Nos. 1 – 2 and Crossroads East Metropolitan District (referred to hereafter as the “Boards”) was convened on Friday, December 1, 2023, at 8:00 a.m. The meeting was held via Zoom and via conference call. The meeting was open to the public.

ATTENDANCE

Directors in Attendance Were:

Megan Waldschmidt, Secretary
Andrew R. Klein, Treasurer
Paige Langley, Assistant Secretary

Director Mark J. Witkiewicz, President, was absent and excused.

Also, In Attendance Were:

Jennifer Gruber Tanaka, Esq. and Audrey Johnson, Esq.; White Bear Ankele Tanaka & Waldron
Lisa A. Johnson; CliftonLarsonAllen LLP (“CLA”)

ADMINISTRATIVE MATTERS

Call to Order and Quorum: The meeting was called to order at 8:00 a.m. A quorum was confirmed.

Disclosures of Potential Conflicts of Interest: Attorney Tanaka advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Tanaka reported that disclosures for those directors with 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. Attorney Tanaka noted that a quorum was present and 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. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Combined Meetings: The Districts are meeting in a combined board meeting. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Aurora Crossroads Metropolitan District Nos. 1 and 2,

RECORD OF PROCEEDINGS

and Crossroads East Metropolitan District, collectively.

Location of Meeting and Posting of Meeting Notices. Approve Agenda:

The Boards reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Klein, seconded by Director Langley and, upon vote, unanimously carried, the Board approved the agenda, as presented, and excused the absence of Director Witkiewicz.

Public Comment: None.

**CONSENT AGENDA
ITEMS**

ACMD1 and ACMD2: Ratification of Public Improvements Reimbursement Agreement with JPMorgan Chase, n.a. Following discussion, upon a motion duly made by Director Klein, seconded by Director Langley and, upon vote, unanimously carried, the Board ratified approval of the Public Improvements Reimbursement Agreement with JPMorgan Chase, n.a.

LEGAL MATTERS

Public Hearings on Inclusion/Exclusion of Property: The public hearings on inclusion/exclusion of property were opened at 8:11 a.m., no public in attendance and the public hearings were closed at 8:11 a.m.

ACMD1: Consider Adoption of Resolution No. 2023-12-01: Resolution and Order for Inclusion of Property (101 Acres) (enclosure).

ACMD2: Consider Adoption of Resolution No. 2023-12-02: Resolution and Order for Exclusion of Property (101 Acres) (enclosure).

ACMD2: Consider Adoption of Resolution No. 2023-12-03: Resolution and Order for Inclusion of Property (52.81 Acres) (enclosure).

Following discussion, upon a motion duly made by Director Klein, seconded by Director Langley and, upon vote, unanimously carried, the Board of District No. 1 adopted Resolution No. 2023-12-01: Resolution and Order for Inclusion of Property (101 Acres), and the Board of District No. 2 adopted Resolution No. 2023-12-02: Resolution and Order for Exclusion of Property (101 Acres) and Resolution No. 2023-12-03: Resolution and Order for Inclusion of Property (52.81 Acres).

OTHER BUSINESS

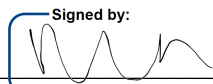
Next Meeting Scheduled for July 18, 2024 at 10:00 a.m.: Confirmed.

ADJOURNMENT

There being no further business to come before the Boards at this time, the meeting was adjourned at 8:12 a.m.

RECORD OF PROCEEDINGS

Respectfully submitted,

By  Signed by:
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 2063FB019E28419C96BC1CCBBDB93822

Status: Completed

Subject: ACMD1-2, CEMD, ABPMD - 08-07-2024 Signature Items

Client Name: Aurora Crossroads MD1-2, Crossroads East MD, Aspen Business Park MD

Client Number: Aurora Crossroads MD1-2, Crossroads East MD, Aspen Business Park MD

Source Envelope:

Document Pages: 42

Signatures: 18

Envelope Originator:

Certificate Pages: 5

Initials: 0

Marlena Brzeska-Cloyd

AutoNav: Enabled

220 S 6th St Ste 300

Envelopeld Stamping: Enabled

Minneapolis, MN 55402-1418

Time Zone: (UTC-06:00) Central Time (US & Canada)

Marlena.Brzeska-Cloyd@claconnect.com

IP Address: 73.3.149.126

Record Tracking

Status: Original

Holder: Marlena Brzeska-Cloyd

Location: DocuSign

8/14/2024 4:37:17 PM

Marlena.Brzeska-Cloyd@claconnect.com

Signer Events

Jennifer Gruber Tanaka

jtanaka@wbapc.com

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Jennifer Gruber Tanaka
B0DED6483101403...

Timestamp

Sent: 8/14/2024 5:26:21 PM

Viewed: 8/14/2024 5:28:30 PM

Signed: 8/14/2024 5:28:43 PM

Signature Adoption: Pre-selected Style

Using IP Address: 146.75.175.32

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 8/14/2024 5:28:30 PM

ID: 525bf6d5-0ce7-4489-a5fa-1d30ecad29d9

Mark Witkiewicz

markw@westsideinv.com

President

Security Level: Email, Account Authentication (None)

Signed by:
Mark Witkiewicz
83D9CD4B115F469...

Sent: 8/14/2024 5:26:21 PM

Viewed: 8/14/2024 6:55:08 PM

Signed: 8/14/2024 6:55:24 PM

Signature Adoption: Pre-selected Style

Using IP Address: 96.93.223.173

Electronic Record and Signature Disclosure:

Accepted: 8/14/2024 6:55:08 PM

ID: a1f5a5fb-3780-4fe3-b212-a6e258befcec

Megan Waldschmidt

meganw@westsideinv.com

Secretary

Security Level: Email, Account Authentication (None)

Signed by:
Megan Waldschmidt
F31E225E14884C9...

Sent: 8/14/2024 5:26:20 PM

Viewed: 8/18/2024 9:46:44 AM

Signed: 8/18/2024 9:47:23 AM

Signature Adoption: Drawn on Device

Using IP Address: 187.210.224.100

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 8/18/2024 9:46:44 AM

ID: 575616c2-822d-4c1e-8eb1-f323b11a6ca7

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
---------------------------	--------	-----------

Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

Abby Franz af Franz@wbapc.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 8/14/2024 5:26:22 PM
--	---------------	----------------------------

Andie Eckstrum aeckstrum@wbapc.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 8/14/2024 5:26:22 PM Viewed: 8/19/2024 9:46:44 AM
---	---------------	--

SD Records sdrecordsretention@claconnect.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 10/5/2023 9:27:44 AM ID: 2eeab7cf-9041-488d-bed0-8baedf289723	COPIED	Sent: 8/14/2024 5:26:20 PM Viewed: 8/16/2024 10:32:27 AM
---	---------------	---

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
-------------------------	--------	------------

Envelope Sent	Hashed/Encrypted	8/14/2024 5:26:22 PM
Certified Delivered	Security Checked	8/18/2024 9:46:44 AM
Signing Complete	Security Checked	8/18/2024 9:47:23 AM
Completed	Security Checked	8/18/2024 9:47:23 AM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.