



HIGH PLAINS RANCH METROPOLITAN DISTRICT

Special Board Meeting
Tuesday, November 15, 2022, at 10:30AM
119 N. Wahsatch Ave.
Colorado Springs, Colorado 80903
and

Tele/videoconference

<https://video.cloudoffice.avaya.com/join/551820189>

United States: +1 (213) 463-4500

Access Code: 551-820-189

Board of Director	Title	Term
Lindsay J Case	President	May 2025
Bryan T Long	Vice-President	May 2023
Randle W Case II	Treasurer/ Secretary	May 2025
Robert Case	Assistant Secretary	May 2023
Vacant	Assistant Secretary	May 2025

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matter
3. Approval of Agenda
4. Approval of September 13, 2022, Board Meeting Minutes (enclosure)
5. Managers' Report
 - a. Discuss property Exclusion
 - b. Davis Ranch Inclusion Update
6. President's Report
7. Development Status Review
 - a. Water Provider Status – Sage Water Users Agreement
 - b. Development Updates
 - c. Bond update
8. Financial Matters
 - a. Review and Approve Unaudited Financial Statements as of October 31, 2022 (enclosure)
 - b. Ratify approval for payables through November 15, 2022 (enclosure)
 - c. Public Hearing on 2022 Budget Amendment
 - i. Consider Adoption of Resolution Amending 2022 Budget (enclosure)
 - d. Public Hearing on 2023 Budget
 - i. Consider Adoption of Resolution Approving the 2023 Budget (enclosure)
9. Legal Matters
 - a. Review and Consider Approval of WSDM-District Managers Engagement Letter (enclosure)
 - b. Consider Approval of 2023 Renewal of Liability and Property Insurance
 - c. Consider Approval of Resolution Calling May 2, 2023, Director Election (enclosure)
 - d. Consider Approval of 2023 Annual Administrative Resolution (enclosure)

WSDM, LLC

614 N. Tejon St., Colorado Springs, CO 80903 (719) 447-1777 www.wsdistricts.co

10. Other Business

- a. Next Regular Meeting Date – December 13, 2022, at 10:30 AM

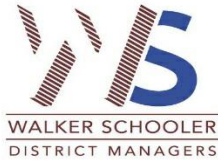
11. Adjourn

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN That the Board of Directors of **HIGH PLAINS RANCH METROPOLITAN DISTRICT**, County of El Paso, State of Colorado, will hold a regular meeting at 10:30 AM on Tuesday, the 15th day of November, 2022, at 119 North Wahsatch Ave. in Colorado Springs, Colorado, and via tele/videoconferencing at the following: <https://video.cloudoffice.avaya.com/join/551820189> or join by phone the following: United States: +1 (213) 463-4500 **Access Code:** 551-820-189 for the purpose of conducting such business as may come before the Board including the business on the attached agenda. The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS:
HIGH PLAINS RANCH METROPOLITAN DISTRICT





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT
HELD AUGUST 9, 2022, AT 9:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the High Plains Ranch Metropolitan District was held on Tuesday, August 9, 2022, at 9:00 AM, at 119 N. Wahsatch Ave., Colorado Springs, CO 80903, and via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Lindsay J. Case, President – Term Expires May 2022 (Arrived late via phone)
Bryan T. Long, Vice President – Term Expires May 2023
Randle W. Case II, Secretary/Treasurer – Term Expires May 2022
Robert Case, Asst. Secretary – Term Expires May 2023
Alfred Hagedorn III, Asst. Secretary – Term Expires May 2022 (Excused Absence)

Also in attendance were:

Kevin Walker, Walker Schooler District Managers
Rebecca Hardekopf, Walker Schooler District Managers
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (Via phone)

1. Call to Order: Director Randle Case II called the meeting to order at 10:30 AM.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matter: Director Randle Case II confirmed a quorum of the Board was present with President Lindsay Case and Director Hagedorn III excused. Mr. Allen advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Walker reported that disclosures for those directors that provided 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 Board. Mr. Walker inquired into whether members of the Board 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 participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

3. Approval of the Agenda: Ms. Hardekopf added Agenda item 9.a.1. Approval of the Audit Exemption. Director Long moved to approve the Agenda as amended; seconded by Director Robert Case. Motion passed unanimously.

4. Approval of November 9, 2021 Board Meeting Minutes: After review, Director Robert Case moved to approve the November 9, 2021 Board Meeting Minutes as presented; seconded by Director Long. Motion passed unanimously.

5. Manager's Report: Mr. Walker had no updates.

6. Ratify ICC Membership: Director Long moved to ratify the International Code Council membership; seconded by Director Robert Case. Motion passed unanimously.

7. President's Report: Director Randle Case II noted there is a lot of activity in the area and further discussion on the bonds will be had later in the meeting.

8. Development Status Review:

- a. Water Provider Status – Sage Water Users Agreement: Director Randle Case II reported that several of the owners met in the last few weeks and another meeting is scheduled for March 14th to continue discussion on how to maximize use and optimization of the water in the area.
- b. Development Updates: Director Randle Case II discussed the contract to sell part of the project and the development group is determining their scope of work for purposes of moving forward with both private and district improvements.
- c. Bond Update: The Board discussed the upcoming election and noted that Directors Lindsay Case, Randle Case II, and Alfred Hagedorn III terms are up for reelection. Mr. Allen noted that Director Hagedorn III did not submit a self-nomination for his term that is ending so there will be at least one vacancy on the Board in May. Director Randle Case II noted that John Mick is interested in joining the Board. Mr. Allen noted that future appointment to a vacancy could be considered by the Board. Director Randle Case II discussed the issuance of bonds to assist in the payment of public improvement construction and installation costs and noted that par amount and timing considerations still need to be determined.

9. Other Business:

- a. 1. Approval of Audit Exemption: Ms. Hardekopf explained that the District's revenues and expenditures for 2021 did not exceed the threshold that would require an audit, and the District can file an Audit Exemption. Director Long moved to approve the Audit Exemption; seconded by Director Robert Case. Motion passed unanimously.
- a. Review and Approve Financial Statements and Payables: Ms. Hardekopf presented the Financial Statements and Payables. The Board discussed that Bill.com would be helpful for Payables. President Lindsay Case joined the meeting. After review, Director Long moved to approve the Financial Statements and Payables as presented; seconded by Director Robert Case. Motion passed unanimously. The Board authorized the use of Bill.com as well.
- b. Davis Ranch Inclusion Update: Director Randle Case II reported that the Sage Creek project contract purchaser has expressed interest in learning more about Davis Ranch Filings 3, 4, and 5. This item will remain on the Agenda.
- c. Next Regular Meeting Date – April 12, 2022 at 10:30 AM.

10. Adjournment: The Board adjourned the meeting at 10:47 AM.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary



1:44 PM

11/09/22

Accrual Basis

High Plains Ranch Metropolitan District

Balance Sheet

As of October 31, 2022

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB - Checking	15,863.11
Total Checking/Savings	15,863.11
Total Current Assets	15,863.11
TOTAL ASSETS	15,863.11
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	52,399.33
Total Accounts Payable	52,399.33
Total Current Liabilities	52,399.33
Total Liabilities	52,399.33
Equity	
Retained Earnings	-11,532.65
Net Income	-25,003.57
Total Equity	-36,536.22
TOTAL LIABILITIES & EQUITY	15,863.11

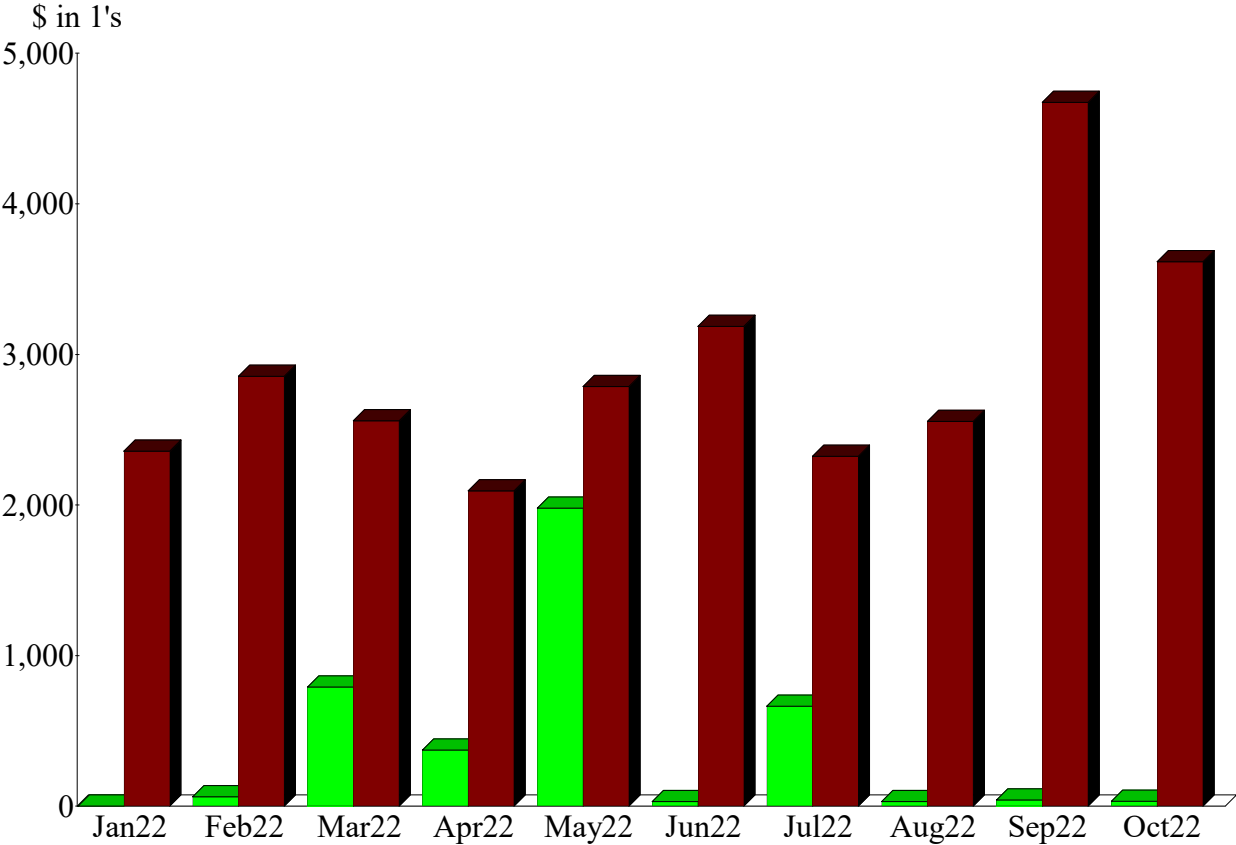
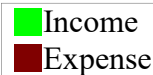
High Plains Ranch Metropolitan District

Profit & Loss Budget vs. Actual

January through October 2022

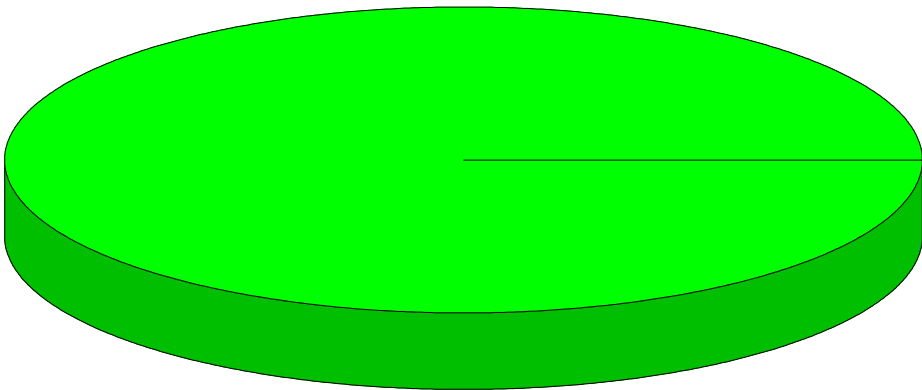
	TOTAL				
	Oct 22	Jan - Oct 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Taxes					
Property Taxes - Debt	0.00	3,099.79	4,271.00	-1,171.21	72.58%
Specific Ownership - Debt	27.53	241.56	299.00	-57.44	80.79%
Property Tax - O&M	0.00	619.08	854.00	-234.92	72.49%
Specific Ownership O&M	5.50	43.98	60.00	-16.02	73.3%
Total Taxes	33.03	4,004.41	5,484.00	-1,479.59	73.02%
Developer Advance	0.00	0.00	67,000.00	-67,000.00	0.0%
Total Income	33.03	4,004.41	72,484.00	-68,479.59	5.53%
Expense					
Audit	0.00	0.00	1,500.00	-1,500.00	0.0%
Bond Expense					
Cost of Issuance	0.00	0.00	250,000.00	-250,000.00	0.0%
Underwriters Fee	0.00	0.00	382,061.00	-382,061.00	0.0%
Total Bond Expense	0.00	0.00	632,061.00	-632,061.00	0.0%
Capital Outlay	0.00	260.00			
Contingency	0.00	0.00	10,000.00	-10,000.00	0.0%
Copies, Postage, Reimbursements	0.00	35.30	100.00	-64.70	35.3%
District Management	1,925.00	19,250.00	30,000.00	-10,750.00	64.17%
Dues & Subscriptions (SDA)	423.89	847.78	500.00	347.78	169.56%
Election	0.00	1,066.52			
Insurance	495.00	2,886.00	2,000.00	886.00	144.3%
Legal	772.27	4,606.66	25,000.00	-20,393.34	18.43%
Treasurers Fee - Debt	0.00	46.43	64.00	-17.57	72.55%
Treasurers Fee - O&M	0.00	9.29	13.00	-3.71	71.46%
Total Expense	3,616.16	29,007.98	701,238.00	-672,230.02	4.14%
Net Ordinary Income	-3,583.13	-25,003.57	-628,754.00	603,750.43	3.98%
Net Income	-3,583.13	-25,003.57	-628,754.00	603,750.43	3.98%

Income and Expense by Month
January through October 2022



Income Summary
January through October 2022

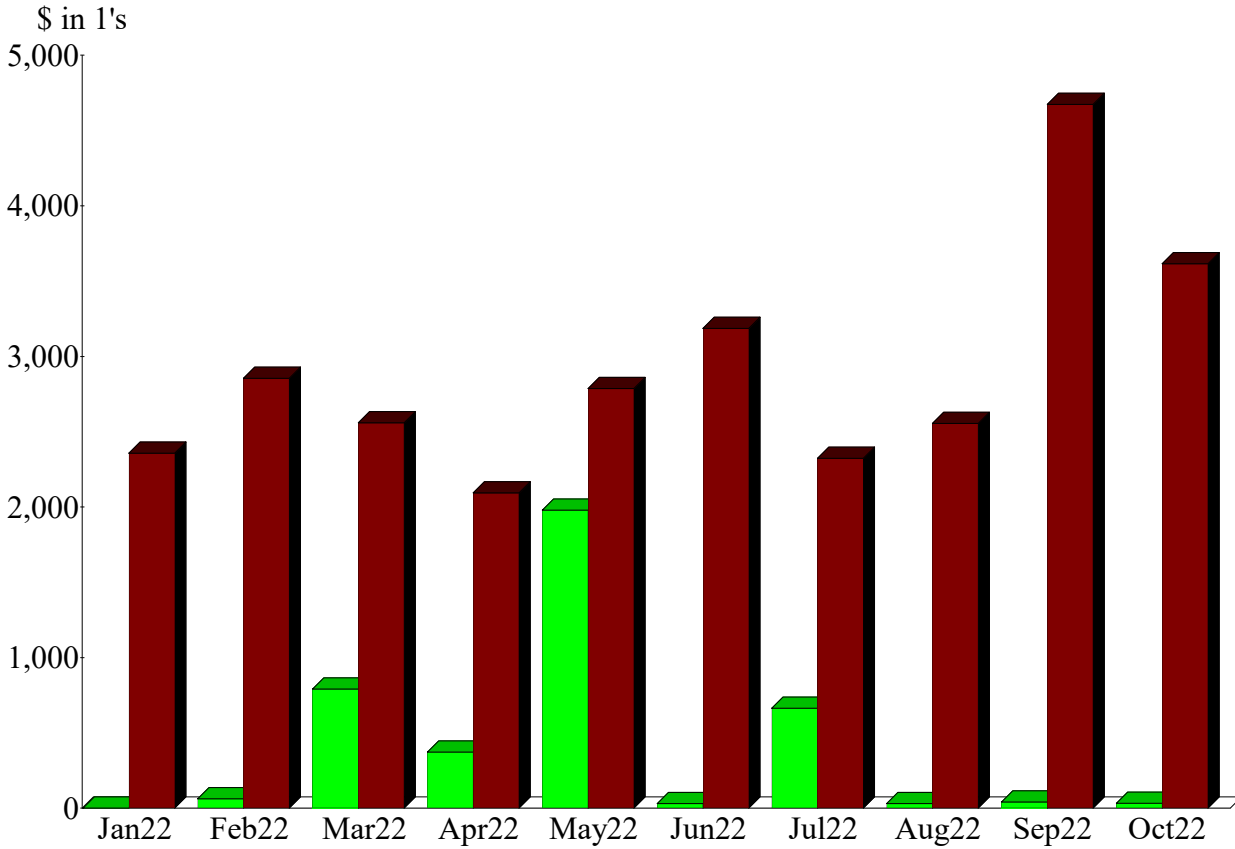
Taxes	100.00%
Total	\$4,004.41



By Account

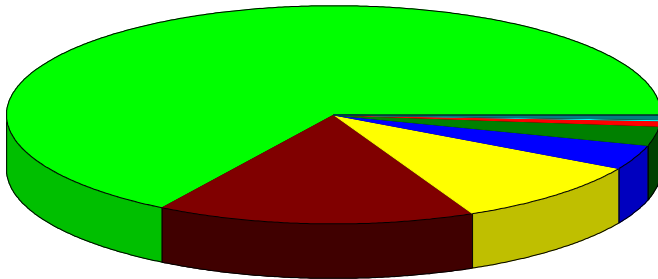
Income and Expense by Month January through October 2022

Income
Expense



Expense Summary January through October 2022

District Management	66.36%
Legal	15.88
Insurance	9.95
Election	3.68
Dues & Subscriptions (SDA)	2.92
Capital Outlay	0.90
Treasurers Fee - Debt	0.16
Copies, Postage, Reimbursements	0.12
Treasurers Fee - O&M	0.03
Total	\$29,007.98



By Account



High Plains Ranch Metropolitan District

PAYMENT REQUEST

Outstanding 11/15/22

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount this Draw
Colorado Special Districts Prop & Liab Pool	23OL-60907-0921	9/6/2022	\$ 1,941.00
Colorado Special Districts Prop & Liab Pool	23WC-60907-01447	8/26/2022	\$ 450.00
HR Green	147215	10/15/2022	\$ 168.00
Matrix	32525	2/25/2021	\$ 347.50
Matrix	32574	3/23/2021	\$ 1,795.00
Matrix	33027	4/28/2021	\$ 1,905.00
Matrix	33027	5/24/2021	\$ 2,327.50
Matrix	33315	6/29/2021	\$ 6,730.00
Matrix	33747	7/20/2021	\$ 652.50
Matrix	34087	8/23/2021	\$ 145.00
Matrix	34307	9/20/2021	\$ 1,980.00
Matrix	34655	11/3/2021	\$ 240.00
Matrix	35174	3/6/2022	\$ 260.00
TCW	11730	10/3/2022	\$ 495.00
Walker Schooler District Managers	6921	10/31/2021	\$ 1,940.00
Walker Schooler District Managers	6939	11/30/2021	\$ 1,925.00
Walker Schooler District Managers	6963	12/31/2021	\$ 1,925.00
Walker Schooler District Managers	6985	1/31/2022	\$ 1,932.70
Walker Schooler District Managers	7009	2/28/2022	\$ 1,925.00
Walker Schooler District Managers	7037	3/31/2022	\$ 1,952.60
Walker Schooler District Managers	7062	4/30/2022	\$ 1,925.00
Walker Schooler District Managers	7088	5/31/2022	\$ 1,925.00
Walker Schooler District Managers	7116	6/30/2022	\$ 1,925.00
Walker Schooler District Managers	7137	7/31/2022	\$ 1,925.00
Walker Schooler District Managers	7165	8/31/2022	\$ 1,925.00
Walker Schooler District Managers	7199	9/30/2022	\$ 1,925.00
Walker Schooler District Managers	7229	10/31/2022	\$ 2,348.89
White Bear ankele Tanaka & Waldron	18575	10/31/2021	\$ 677.81
White Bear ankele Tanaka & Waldron	19118	11/30/2021	\$ 534.54
White Bear ankele Tanaka & Waldron	19596	12/31/2021	\$ 578.11
White Bear ankele Tanaka & Waldron	20616	2/28/2022	\$ 929.68
White Bear ankele Tanaka & Waldron	21126	3/31/2022	\$ 335.69
White Bear ankele Tanaka & Waldron	22047	4/30/2022	\$ 164.52

White Bear ankele Tanaka & Waldron	22028	5/31/2022	\$	1,260.60
White Bear ankele Tanaka & Waldron	22705	6/30/2022	\$	831.79
White Bear ankele Tanaka & Waldron	23140	7/31/2022	\$	389.50
White Bear ankele Tanaka & Waldron	23640	8/31/2022	\$	180.40
White Bear ankele Tanaka & Waldron	24153	9/30/2022	\$	808.73
White Bear ankele Tanaka & Waldron	24675	10/31/2022	\$	772.27
TOTAL			\$	52,399.33

_____, President

HPRMD



**HIGH PLAINS RANCH METROPOLITAN DISTRICT
RESOLUTION TO AMEND 2022 BUDGET**

WHEREAS, the Board of Directors of High Plains Ranch Metropolitan District (the “**District**”) certifies that at a regular meeting of the Board of Directors of the District held November 15, 2022 a public hearing was held regarding the 2022 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2022 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2022; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2022 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of Page Intentionally Left Blank]

ADOPTED NOVEMBER 15TH, 2022.

DISTRICT:

HIGH PLAINS RANCH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
HIGH PLAINS RANCH METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held at 119 N. Wahsatch, Colorado Springs, CO and via Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 15th day of November, 2022.



RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2023

The Board of Directors of High Plains Ranch Metropolitan District (the “**Board**”), El Paso Colorado (the “**District**”), held a special meeting at 119 N. Wahsatch, Colorado Springs, CO and via teleconference on November 15, 2022, at the 10:30 AM.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with §29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank]

NOTICE AS TO PROPOSED 2023 BUDGET

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2023. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of __.____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2023 budget year, there is hereby levied a tax of __.____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2023 budget year, there is hereby levied a tax of

0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of Page Intentionally Left Blank]

ADOPTED THIS NOVEMBER 15TH, 2022.

DISTRICT:

HIGH PLAINS RANCH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
HIGH PLAINS RANCH METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at 119 N. Wahsatch Ave., Colorado Springs, CO and Teleconference on November 15th, 2022, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 15th day of November, 2022.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**HIGH PLAINS RANCH METRO DISTRICT
2021 AMENDED BUDGET AND 2022 BUDGET
GENERAL FUND**

	2021	2022	2022	2023
	ACTUAL	ESTIMATED ACTUAL	BUDGET AS ADOPTED	BUDGET
GENERAL FUND BEGINNING BALANCE	\$ 1,161.00	\$ 3,639.59	\$ 4,332.00	\$ 6,899.70
REVENUES				
PROPERTY TAXES	\$ 726.59	\$ 619.00	\$ 854.00	\$ 1,037.61
SPECIFIC OWNERSHIP TAXES	\$ 85.00	\$ 36.00	\$ 59.78	\$ 72.63
DELINQUENT INTEREST	\$ 6.00		\$ -	
DEVELOPER ADVANCES	\$ 55,000.00	\$ 40,000.00	\$ 67,000.00	\$ 70,000.00
OTHER				
TOTAL REVENUES	\$ 55,817.59	\$ 40,655.00	\$ 67,913.78	\$ 71,110.25
TOTAL OF BALANCE AND REVENUES	\$ 56,978.59	\$ 44,294.59	\$ 72,245.78	\$ 78,009.95
EXPENDITURES				
AUDIT	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
LEGAL SERVICES	\$ 16,780.00	\$ 3,912.00	\$ 25,000.00	\$ 25,000.00
MANAGEMENT	\$ 23,615.00	\$ 30,000.00	\$ 30,000.00	\$ 36,000.00
DUES AND SUBSCRIPTIONS		\$ 423.89	\$ 500.00	\$ 500.00
INSURANCE	\$ 2,928.00	\$ 3,000.00	\$ 2,000.00	\$ 3,000.00
TREASURERS FEE	\$ 11.00	\$ 9.00	\$ 12.81	\$ 15.56
BANK FEES				\$ 100.00
WATER SYSTEM ASSESSMENT	\$ 9,931.00			
CONTINGENCY	\$ -		\$ 10,000.00	\$ 10,000.00
POSTAGE AND DELIVERY FEES	\$ 74.00	\$ 50.00	\$ 100.00	\$ 100.00
TOTAL EXPENDITURES	\$ 53,339.00	\$ 37,394.89	\$ 69,112.81	\$ 76,215.56
ENDING FUND BALANCE	\$ 3,639.59	\$ 6,899.70	\$ 3,132.97	\$ 1,794.38
EMERGENCY RESERVE 3%	1,600	1,122	2,073	
ASSESSED VALUATION	65,270	55,610	55,610	93,210
MILL LEVY	11.1320	11.132	11.132	11.1320

**HIGH PLAINS RANCH METRO DISTRICT
2021 AMENDED BUDGET AND 2022 BUDGET
DEBT SERVICE FUND**

	2021 ACTUAL	2022 ACTUAL	2022 BUDGET	2023 BUDGET
DEBT SERVICE FUND BEGINNING BALANCE	\$ -	\$ 4,035.00	\$ 4,036.00	\$ 8,541.91
SERIES 2021:REVENUE				\$ -
REVENUE SERIES 2022 A BOND		\$ -	\$ 9,751,859.00	\$ 9,751,859.00
REVENUE SERIES 2022 B(3) BOND		\$ -	\$ 6,248,141.00	\$ 6,248,141.00
PROPERTY TAX	\$ 3,633.20	\$ 3,093.00	\$ 4,271.00	\$ 5,188.35
SPECIFIC OWNERSHIP TAX	\$ 427.00	\$ 181.00	\$ 298.97	\$ 363.18
DELINQUENT INTEREST	\$ 30.00	\$ -		\$ -
TRANSFERS IN FROM OPERATING ACCOUNT				\$ -
INTEREST INCOME				\$ -
TOTAL INFLOWS & REVENUES	\$ 4,090.20	\$ 7,309.00	\$ 16,004,569.97	\$ 16,005,551.53
TRANSFER TO CAPITAL PROJECT FUND		\$ -	\$ 12,919,874.00	\$ 12,919,874.00
TRANSFER TO CAPITALIZED INTEREST FUND		\$ -	\$ 1,537,206.00	\$ 1,537,206.00
TRANSFER TO DEBT SERVICE RESERVE FUND		\$ -	\$ 910,859.00	\$ 910,859.00
OTHER COST OF ISSUANCES		\$ -	\$ 250,000.00	\$ 250,000.00
UNDERWRITERS DISCOUNT		\$ -	\$ 382,061.00	\$ 382,061.00
TREASURERS FEE	\$ 55.00	\$ 46.00	\$ 64.07	\$ 77.83
BANK CHARGE		\$ -		
TOTAL OUTFLOWS	\$ 55.00	\$ 46.00	\$ 16,000,064.07	\$ 16,000,077.83
ENDING BALANCE	\$ 4,035.20	\$ 7,263.00	\$ 8,541.91	\$ 14,015.61
ASSESSED VALUATION	65,270	55,610	55,610	93,210
MILL LEVY	55.6630	55.6630	55.6630	55.6630
TOTAL MILL LEVY	66.7950	66.7950	66.7950	66.7950





RE: Annual Engagement Letter

This agreement constitutes a Statement of Work ("SOW") to the Original Service Agreement made by and between WSDM – District Managers and **High Plains Ranch Metropolitan District** ("the District"). This engagement letters serves as a renewal to the service provided or additional service to be provided as prescribed below.

Management Services

1. Meeting and Reporting Services – WSDM will continue to provide the following services:
 - a. Coordinate Board meetings, prepare and distribute meeting agenda. Preparation, filing and posting of legal notices required in conjunction with the meeting.
 - b. Ensure meeting notices are properly and timely posted.
 - c. Contact Board members 72 hours prior to a scheduled meeting to ensure a quorum will be present. In the event of a cancelation of a meeting, contact and advise all parties of the cancelation and any changes to the meeting date, time and place, if available.
 - d. Meeting packets will be distributed by U.S. Mail and/or email, as determined by the Board
 - e. Prepare for and attend regular and special meetings of the Board.
 - f. Draft, revise and finalize the minutes of the meeting and circulate for review and comment to ensure all statutory requirements have been met.
 - g. Prepare and maintain a record of all Board members, consultants and vendors. Direct and oversee all service providers, consultants and employees.
 - h. Prepare and make annual compliance filings (but not judicial filings) with the various State and County officials, as required. Coordinate review and approval of annual compliance filings with the attorney.
 - i. Respond to inquiries made by various officials, property owners or consultants in a timely and professional manner.
 - j. Set up and maintain the official records of the District and service as official custodian for same pursuant to the Colorado Open Records Act.
 - k. Monitor requirements pertaining to HB 1343 (Illegal Aliens).
 - l. Insurance administration, including evaluating risks, comparing coverage, process claims, completing applications, monitoring expiration dates, processing routine written and telephone correspondence. Ensure that all District contractors and subcontractors maintain required coverage for the District's benefit. Obtain quotes for insurance annually.

- ~~2. Elections – Service as a Designated Election Official (DEO) for district elections with familiarity with various laws, including, but not limited to the Special District Act, the Colorado Local Government Election Code, the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, and Article X, § 20 of the Colorado Constitution ("TABOR")~~
3. Construction Oversight – we may provide extensive construction management. Our current experience principals have funded and managed over \$100,000,000 in public infrastructure including roads, water, wastewater, electric, gas, telecommunications and stormwater facilities.
4. Website Administration – continue extensive experience with creating and updating the District websites, specifically including the State Internet Portal Authority funded sites (SIPA). Or continue hosting the district website under www.wsdistricts.co.
- ~~5. Employee management – management of full or part time employees including Operators in Responsible Control (ORC), field and operations employees, administrative employees, part time seasonal employees, Certified Pool Operators, etc. Maintain compliance with Human Resource aspects like; labor statutes, insurance, training, safety, etc. issues. Also, automated payroll services~~
6. Covenant enforcement and CCR Management – WSDM will continue to provide the following services:
 - a. Management of Architectural Control Committees or Design Review Committees, including, but not limited to, coordination of meetings and preparation of meetings.
 - b. Community inspections and review of proposed improvements or architectural requests.
 - c. Provide enforcement of the recorded CCRs (Covenant, Conditions, and Restrictions) and Design Guidelines including, but not limited to, violation tracking and imposition of fines.
7. Insurance – WSDM will continue to be the liaison for the annual insurance renewal and payment, as well coordination for any insurance claims, as needed, and complete the annual insurance audit to ensure the district is properly covered.

Accounting and bookkeeping

1. Standard Service – WSDM will continue to provide the following services (with a Certified Public Accountant):
 - a. Accounting:
 - i. Prepare monthly, quarterly and annual financial statements for the monthly meeting packets.
 - ii. Reconcile bank statements and trustee statements on a monthly basis.
 - iii. Coordinate bank account setup and maintenance of signature cards.
 - iv. Prepare and file Continuing Disclosure Notices with the Trustee and other required parties. Coordinate review with legal counsel.
 - v. Coordinate capital project draws and requisitions.

- vi. Prepare and review all payments of claims prior to release to ensure funds are available.
- vii. Monthly review of all expenditures and coordinate preparation and distribution of same with the manager for the District to monitor the district is on track with the budget and appropriated expenditures.
- b. Accounts Payable:
 - i. Receive and review invoices for accuracy and appropriateness for payment. Code the invoices in accordance with the budgeted line item.
 - ii. Prepare issuance of checks (or virtual checks) to be presented to the Board for approval and signatures. The claims (Payables) list will be included in the monthly meeting packets.
 - iii. Prepare funding requests, if required.
 - iv. Release checks to vendors when all approvals and funding have been received.
- c. Accounts Receivable:
 - i. Process deposit of revenues
 - ii. Process bank charges and other miscellaneous accounts receivable matters.
- d. Financial Projections:
 - i. Provide multi-year forecasting on Board request
 - ii. Provide a Utility consumption versus rate analysis, and possible water loss calculations
 - iii. Provide commercial billing and rate structure analysis.
- e. Budgets:
 - i. Prepare annual budget and budget message for approval by the Board and coordinate with legal counsel for same.
 - ii. Prepare or assist in the preparation of supplemental and/or amended budgets and accompanying documents, if required.
 - iii. Prepare and assist in the compliance of filing the annual Budget, or amendment, as needed.
- f. Audits:
 - i. Obtain proposals for conducting the annual audit for consideration at budget hearing meeting. Proposals should be included in the meeting packet.
 - ii. Coordinate and participate in audit bids, engagements, fieldwork and audit draft review.
 - iii. Assist the auditor in performing the annual audit, to accomplish timely completion and filing by statutory deadline.
 - iv. Help present the Annual Audit for approval by the Board to be file din compliance with State, local, and federal requirements.
- g. Bonds:
 - i. Monitor and comply with Bond documents, State Statute, and Auditing requirements
 - ii. Transfer debt obligated funds to correct Reserve Funding accounts as applicable
 - iii. Coordinate principal and interest payments as required by the governing documents.
 - iv. Coordinate with Bond counsel to issue bonds as directed by the Board of Directors

- v. Coordinate the proper compliance filing including but not limited to the DLG-30, etc.
- h. Developer Reimbursements/ Advances:
 - i. Coordinate with Developers to ensure all advances are received, tracked, or accounted for to fund the district as needed.
 - ii. Monitor and comply with Developer Reimbursement agreements and Auditing requirements
 - iii. Coordinate principal and interest payments required by the Reimbursement agreement

Billing and Collections

1. Standard Services—WSDM will continue to utilize the Continental Utility Solutions, Inc. (CUSI) billing software system for the residents, BILL billing software, or QuickBooks billing software.
 - a. CUSI system is compatible with the Automatic Meter Reading (AMR), Badger Beacon systems as well as state of the art integration with direct payment options (Customer Web Portals, ACH, and Credit Card).
2. Additional Standard Services will include:
 - ~~a. Provide resolution of re-reads for meter reads, if necessary.~~
 - ~~b. Customize billing system to download meter readings directly into accounting software to allow for automatic updates to customer accounts.~~
 - c. Produce and transmit customer invoices to a mailing facility or perform the mailing in house, whichever is more economical.
 - d. Process and make daily deposits of all receipts mailed directly to the billing company, as necessary.
 - e. Communicate with customers and transmit Automated Clearing House ("ACH") authorization forms allowing the District to initiate an ACH withdrawal of the customer bill directly from their checking or savings account. Initiate ACH batches using dual controls.
 - ~~f. Coordinate and provide correspondence regarding terminations, delinquencies, payment plans and shut-off notices in compliance with the District's collection policies and in coordination with the District's legal counsel.~~
 - ~~g. Process payoff requests from title company for closings and set up new ownership information.~~
 - ~~h. Collect transfer fee due upon the transfer of and account or property.~~
 - ~~i. Process payment arrangements for customers facing economic hardship at the direction of the Board.~~
 - ~~j. Process and transmit delinquent notices.~~
 - ~~k. Process shutoff notices and direct the District's operator to proceed with shutoff.~~
 - ~~l. Certify delinquent accounts with the County, as applicable, in coordination with the District's legal counsel.~~
 - ~~m. Coordinate processing of statements of liens with the District's legal counsel, and release of liens as account are paid current.~~
 - n. Respond to customer calls and inquiries in a timely and professional manner.

- ~~o. Track tap fee payments and coordinate with the Water Operator to provide installation of a new Tap for water utility.~~

Customer Service

1. WSDM will continue to provide customer service support by phone, email, social media, and text messaging, and fax to help all customers with their inquires, questions, or request for information.
2. WSDM will continue to provide access to a 24-hour emergency number at 719-447-4840.
3. WSDM will continue to collaborate with security teams and monitory any security camera's as needed.
4. All customer inquires will have a response to them within 1 hour during regular business hours or immediately the following business day, if not an emergency.

Hourly Rates

WSDM will continue to provide all applicable services as listed to the District at a monthly cost or not to exceed contractual monthly limit of **\$750.00/ month.**

Principal	\$225.00
Senior Manager	\$180.00
Senior Accountant (CPA)	\$190.00
Assistant Manager	\$150.00
Bookkeeper	\$ 75.00
Administrative/ Supporting Staff	\$ 50.00

Thank you,



Kevin Walker,
President of WSDM

APPROVED AS SIGNED:

Signature

Title

Date



**RESOLUTION OF BOARD OF DIRECTORS
CALLING ELECTION**

HIGH PLAINS RANCH METROPOLITAN DISTRICT

§§ 32-1-804, 1-1-111(2), 1-13.5-1103(1), and 1-13.5-513(1), C.R.S.

At a meeting of the Board of Directors (the “**Board**”) of the High Plains Ranch Metropolitan District (the “**District**”), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the District is located entirely within El Paso County, Colorado (the “**County**”); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a regular election on May 2, 2023, for the purpose of electing directors and submitting ballot issues (the “**Election**”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto, and shall also comply with Article X, § 20 of the Colorado Constitution (“**TABOR**”), as necessary; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “**Designated Election Official**”) to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby calls the Election for the purpose of electing directors and presenting certain ballot issues and/or questions to the electorate. The Election shall be conducted as an independent mail ballot election in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S.

2. The Board names Ashley B. Frisbie as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County.

3. Without limiting the foregoing, the following specific determinations also are made:
 - a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
 - b. The Board hereby determines that: in addition to emailing to each registered elector at the email address provided by the county, or if no email is provided, by mailing to the household of each registered elector, notice of the call for nominations will be provided by posting on the District's website.
 - c. The Board hereby directs general counsel to the District to oversee the general conduct of the Election and authorizes the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, causing the call for nominations; appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.
4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.
5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.
6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.
7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

[Remainder of Page Intentionally Left Blank]

ADOPTED THIS 15th DAY OF NOVEMBER, 2022.

HIGH PLAINS RANCH METROPOLITAN
DISTRICT

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

Signature Page to Resolution Calling Election



**HIGH PLAINS RANCH METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2023)**

WHEREAS, High Plains Ranch Metropolitan District (the “**District**”), was organized as a special district pursuant to an Order and Decree of the District Court in and for the County of El Paso, Colorado (the “**County**”); and

WHEREAS, the Board of Directors (the “**Board**”) of the District, has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District’s legal counsel to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“**Division**”) and to be filed in accordance with §32-1-306, C.R.S.
2. The Board directs the District’s Manager to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number and business address of the District, as required by §32-1-104(2), C.R.S.
3. The Board directs the District’s legal counsel to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with §29-1-205, C.R.S.
4. The Board directs the District’s legal counsel to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§11-58-101, et seq., C.R.S.
5. The Board directs the District’s accountant to: (a) obtain proposals for auditors to be presented to the Board; (b) to cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) to cause the audit to be filed with the State Auditor by July 31st, or by the filing deadline permitted under any extension thereof, all in accordance with §§29-1-603(1) and 29-1-606, C.R.S. Alternatively, if warranted by §29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31st in accordance with §29-1-604, C.R.S.
6. The Board directs the District’s legal counsel, if the District has authorized, but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, the District’s audit report or a copy of its application for exemption from audit in accordance with §29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15th, to prepare the final budget and budget message, including any amendments thereto, if necessary, and directs the District's Manager to schedule a public hearing on the proposed budget and/or amendments, and to post or publish notices thereof, and legal counsel file the budget, budget resolution and budget message with the Division on or before January 30th, all in accordance with §§29-1-101, et seq., C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's legal counsel, Manager and the Board when expenditures are expected to exceed appropriated amounts, and directs legal counsel to prepare all budget amendment resolutions and directs District Manager to schedule a public hearing on a proposed budget amendment and to post or publish notices thereof and to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§29-1-101, et seq., C.R.S.

9. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with §38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs legal counsel to file the mill levy certification form with the Board of County Commissioners on or before December 15th, in accordance with §39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with §32-1-103(15), C.R.S.

12. The Board determines that each director shall receive compensation for their services as directors subject to the limitations set forth in §§32-1-902(3)(a)(I) & (II), C.R.S.

13. The District hereby acknowledges, in accordance with §32-1-902, C.R.S., the following officers for the District:

President/Treasurer:	Lindsay J. Case
Vice-President:	Bryan T. Long
Treasurer/Secretary:	Randle W. Case II
Assistant Secretary:	Robert Case
Recording Secretary:	District Manager

14. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs District Manager to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with §32-1-902(3)(b) and §18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with §18-8-308, C.R.S. shall

be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to District Manager regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections or deletions to said conflicts of interest disclosures.

15. The Board confirms its obligations under §24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

16. The Board hereby appoints the District's Manager as the official custodian for the maintenance, care and keeping of all public records of the District, in accordance with §§24-72-202, et seq., C.R.S. The Board hereby directs its legal counsel, accountant, manager and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

17. The Board directs the District's Manager to post notice of all regular and special meetings in accordance with §32-1-903(2) and §24-6-402(2)(c), C.R.S. The Board hereby designates <http://wsdistricts.co/projects/high-plains-ranch-metropolitan-district/> as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board any location in the District as the location the District will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs the District's Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to §24-32-116, C.R.S.

18. The Board determines to hold regular meetings on the first Tuesday of March, June, September and December, at 9:30 A.M. 119 N. Wahsatch Ave., Colorado Springs, Colorado, and by telephone, electronic, or other means not including physical presence.

All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

19. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in §24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

20. For the convenience of the electors of the District, and pursuant to its authority set forth in §1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§1-13.5-1101, et seq., C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

21. Pursuant to the authority set forth in §1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie, of the law firm of White Bear Ankele Tanaka & Waldron, Attorneys at Law, as the Designated Election Official (the “DEO”) of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with §1-13.5-513, C.R.S.

22. In accordance with §1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to §32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the district and file a copy of such certification with the Division of Securities.

23. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with §32-1-1604, C.R.S.

24. Pursuant to the authority set forth in §24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Rose Vallesio of the law firm of White Bear Ankele Tanaka & Waldron, Attorneys at Law, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

25. The Board directs legal counsel to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with §§32-1-1101.5(1.5) and (2), C.R.S.

26. The Board directs legal counsel to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder and any interested parties entitled to notice pursuant to §32-1-204(1), C.R.S., an annual report, if requested, in accordance with §32-1-207(3)(c), C.R.S.

27. The Board directs the District's Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§24-10-115, et seq., C.R.S. The Board directs the District's accountant to pay the annual SDA membership dues, agency fees and insurance premiums, as applicable, in a timely manner. The Board appoints the District's Manager to designate the proxy for the SDA Annual meeting for voting and quorum purposes.

28. The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs the District Manager to obtain workers' compensation coverage for the District.

29. The Board hereby directs legal counsel to prepare the disclosure notice required by §32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly.

Further, the Board hereby designates the following website as the District's official website for the purposes thereof: <http://wsdistricts.co/projects/high-plains-ranch-metropolitan-district/>

30. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by §32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

31. In accordance with §38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

32. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with §32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by §24-71.3-118, C.R.S.

33. The Board directs the District's Accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

34. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

[Remainder of Page Intentionally Left Blank, Signature Page Follows]

ADOPTED NOVEMBER 15TH, 2022.

(SEAL)

DISTRICT:

HIGH PLAINS RANCH METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the Districts

CERTIFICATION OF RESOLUTION

I hereby certify that the foregoing constitutes a true and correct copy of the resolution of the Board adopted at a meeting held on November 15th, 2022, at 119 N Wahsatch Ave., Colorado Springs, CO, and via teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 15th day of November, 2022.

Signature

Printed Name