

## RECORD OF PROCEEDINGS

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MINUTES OF A JOINT REGULAR MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
NORTH MEADOW METROPOLITAN DISTRICT NOS. 1-5  
(THE “DISTRICTS”)  
HELD  
MARCH 27, 2024

A joint regular meeting of the Boards of Directors of the North Meadow Metropolitan District Nos. 1-5 (referred to hereafter as the “**Boards**”) was convened on Wednesday, March 27, 2024, at 9:00 a.m. This meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Timothy Seibert, Vice President  
Delroy Johnson, Treasurer/Secretary  
Jeffery Finn, Assistant Secretary

Christopher S. Jenkins, President and David D. Jenkins, Assistant Secretary were absent and excused.

#### Also, In Attendance Were:

Josh Miller and Carrie Bartow; CliftonLarsonAllen LLP (“CLA”)  
Tom George, Esq.; Spencer Fane LLP  
Greg Barbuto; Nor’Wood Development Group  
Mike Taylor, Esq.; Nor’Wood Development Group

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Seibert called the meeting to order at 9:01 a.m. Following review and discussion, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Boards approved the agenda, as presented.

**Disclosures of Potential Conflicts of Interest:** The Directors present noted for the record that they have financial interests in entities active in developing property within the boundaries of the Districts, or are employed by such entities, and that such interests may be affected from time to time by actions of the Districts’ Boards of Directors. In accordance with state law, the Directors have filed written disclosures describing such potential conflicts of interest with the Secretary of State, and the Directors present verbally reaffirmed such disclosures on the record of this meeting.

**Quorum, Location of Meeting and Posting of Meeting Notices:** A quorum of the Boards was confirmed. The Boards noted the meeting was noticed on the website and posted as required. Upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Boards excused the absence of Directors D. Jenkins and C. Jenkins.

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**Public Comments:** None.

**Minutes from the November 30, 2023 Joint Special Board Meeting:** Upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Boards approved the Minutes from the November 30, 2023 Joint Special Meeting, as presented.

**Ratify Resolution Concerning Annual Administrative Matters 2024:** Upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Boards ratified the approval of the Resolution Concerning Annual Administrative Matters 2024.

### FINANCIAL MATTERS

**MD5: Previous and Current Claims (11-19-23 through 3-15-24):** Following review, upon a motion duly made by Director Seibert, seconded by Director Johnson and, upon vote, unanimously carried, the MD 5 Board ratified approval of previous and current claims totaling \$71,227.56, as presented.

**MD1: December 31, 2023 Unaudited Financial Statements:** Following review, upon a motion duly made by Director Johnson, seconded by Finn and, upon vote, unanimously carried, the MD1 Board accepted the December 31, 2023 Unaudited Financial Statements, as presented.

**MDs 2-5: December 31, 2023 Unaudited Financial Statements and Cash Position Schedule, updated as of March 15, 2024:** Following review, upon a motion duly made by Director Johnson, seconded by Finn and, upon vote, unanimously carried, the MDs 2-5 Boards accepted the December 31, 2023 Unaudited Financial Statements and Cash Position Schedule, updated as of March 15, 2024, as presented.

### CAPITAL PROJECT MATTERS

**MD1: Review and consider approval of Cost Certification No. 6 prepared by Schedio Group LLC in the amount of \$108,638.01:** Ms. Bartow presented to the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board approved Cost Certification No. 6 prepared by Schedio Group LLC in the amount of \$108,638.01, as presented.

**MD1: Review and consider approval of Cost Certification No. 7 prepared by Schedio Group LLC in the amount of \$75,228.93:** Ms. Bartow reviewed with the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board approved Cost Certification No. 7 prepared by Schedio Group LLC in the amount of \$75,228.93, as presented.

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**MD1: Review and consider approval of Cost Certification No. 8 prepared by Schedio Group LLC in the amount of \$1,049,227.90:** Ms. Bartow reviewed with the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board approved Cost Certification No. 8 prepared by Schedio Group LLC in the amount of \$1,049,227.90, as presented.

**MD1: Review and consider approval of Cost Certification No. 9 prepared by Schedio Group LLC in the amount of \$569,657.86:** Ms. Bartow reviewed with the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board approved Cost Certification No. 9 prepared by Schedio Group LLC in the amount of \$569,657.86, as presented.

**MD5: Ratification of receipt of additional fill-up bond proceeds in an amount not exceeding \$10,000,000.00:** Ms. Bartow reviewed with the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Johnson and, upon vote, unanimously carried, the Board ratified receipt of additional fill-up bond proceeds in an amount not exceeding \$10,000,000.00, as presented.

**MD1: For ratification, the following task orders and change orders:**

**Task Order No. 1 under the Construction Project Delivery Agreement with BLR Construction, LLC for Dirt Import and Overlot Grading in an amount not to exceed \$4,015,487.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 1 under the Construction Project Delivery Agreement with BLR Construction, LLC for Dirt Import and Overlot Grading in an amount not to exceed \$4,015,487.00, as presented.

**Amended Task Order No. 1 under the Construction Project Delivery Agreement with BLR Construction, LLC for Dirt Import and Overlot Grading in an amount not to exceed \$4,401,601.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board approved the Amended Task Order No. 1 under the Construction Project Delivery Agreement with BLR Construction, LLC for Dirt Import and Overlot Grading in an amount not to exceed \$4,401,601.00, as presented.

**Task Order No. 2 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 1 Construction**

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**Documents in an amount not to exceed \$164,113.17:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 2 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 1 Construction Documents in an amount not to exceed \$164,113.17, as presented.

**Task Order No. 3 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Woodmen Road 24” Water Ext Phase 2 – Materials Only in an amount not to exceed \$623,600.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 3 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Woodmen Road 24” Water Ext Phase 2 – Materials Only in an amount not to exceed \$623,600.00, as presented.

**Task Order No. 4 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron – 24 IN DIP & 15 IN PVC Water System Installation in an amount not to exceed \$1,055,670.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 4 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron – 24 IN DIP & 15 IN PVC Water System Installation in an amount not to exceed \$1,055,670.00, as presented.

**Task Order No. 5 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 1 (Single Family) Sanitary Sewer and Water Main for an amount not to exceed \$1,168,930.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 5 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Phase 1 (Single Family) Sanitary Sewer and Water Main for an amount not to exceed \$1,168,930.00, as presented.

**Task Order No. 6 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Construction Staking & Material Testing in an amount not to exceed \$73,370.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 6 under the

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Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Construction Staking & Material Testing in an amount not to exceed \$73,370.00, as presented.

**Task Order No. 7 under the Construction Project Delivery Agreement with BLR Construction, LLC for Conversion of Electric Lines from Overhead to Underground along East Woodman Road for an amount not to exceed \$474,026.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 7 under the Construction Project Delivery Agreement with BLR Construction, LLC for Conversion of Electric Lines from Overhead to Underground along East Woodman Road for an amount not to exceed \$474,026.00, as presented.

**Task Order No. 8 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Filings 1 & 2 and Percheron Elevate Landscape Architecture and Irrigation Design for an amount not to exceed \$18,000.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 8 under the Construction Project Delivery Agreement with BLR Construction, LLC for Percheron Filings 1 & 2 and Percheron Elevate Landscape Architecture and Irrigation Design for an amount not to exceed \$18,000.00, as presented.

**Task Order No. 9 under the Construction Project Delivery Agreement with BLR Construction, LLC for Build Haul Road, Construction Staking and Surveying and Wet Utilities for an amount not to exceed \$2,181,796.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 9 under the Construction Project Delivery Agreement with BLR Construction, LLC for Build Haul Road, Construction Staking and Surveying and Wet Utilities for an amount not to exceed \$2,181,796.00, as presented.

**Task Order No. 10 under the Construction Project Delivery Agreement with BLR Construction, LLC for Mounted Ranger Drive and Single Family filing 1 Phase 1 Storm Drainage Improvements for an amount not to exceed \$1,248,413.00:** Mr. Miller reviewed with the Board. Following review, upon a motion duly made by Director Johnson, seconded by Director Seibert and, upon vote, unanimously carried, the Board ratified Task Order No. 10 under the Construction Project Delivery

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Agreement with BLR Construction, LLC for Mounted Ranger Drive and Single Family filing 1 Phase 1 Storm Drainage Improvements for an amount not to exceed \$1,248,413.00, as presented.

### LEGAL MATTERS

**MD5: Ratify approval of Requisition No. 2 from the Project Fund for payment of Certified Costs in the amount of \$108,638.01:** Attorney George presented to the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board ratified Requisition No. 2 from the Project Fund for payment of Certified Costs in the amount of \$108,638.01, as presented.

**MD5: Ratify approval of Requisition No. 3 from the Project Fund for payment of Certified Costs in the amount of \$75,228.93:** Attorney George presented to the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board ratified Requisition No. 3 from the Project Fund for payment of Certified Costs in the amount of \$75,228.93, as presented.

**MD5: Ratify approval of Requisition No. 4 from the Project Fund for payment of Certified Costs in the amount of \$10,323.80:** Attorney George presented to the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board ratified Requisition No. 4 from the Project Fund for payment of Certified Costs in the amount of \$10,323.80, as presented.

**MD5: Ratify approval of Requisition No. 5 from the Project Fund for payment of Certified Costs in the amount of \$9,363.48:** Attorney George presented to the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board ratified Requisition No. 5 from the Project Fund for payment of Certified Costs in the amount of \$9,363.48, as presented.

**MD5: Ratify approval of Requisition No. 6 from the Project Fund for payment of Certified Costs in the amount of \$1,049,227.90:** Attorney George presented to the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board ratified Requisition No. 6 from the Project Fund for payment of Certified Costs in the amount of \$1,049,227.90, as presented.

**MD5: Ratify approval of Requisition No. 7 from the Project Fund for payment of Certified Costs in the amount of \$569,657.86:** Attorney George presented to the Board. Following review, upon a motion duly made by Director Seibert, seconded by Director Finn and, upon vote, unanimously carried, the Board ratified Requisition No. 7 from the Project Fund for



**Certificate Of Completion**

Envelope Id: 37B189A7E530417ABA358F466E9CD1A5	Status: Completed
Subject: Complete with DocuSign: North Meadow MDs -MINUTES - 3-27-2024 Joint Special Mtg (MDs 1-5)	
Client Name: North Meadow MDs 1-5	
Client Number: A126827	
Source Envelope:	
Document Pages: 7	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 73.229.160.48

**Record Tracking**

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
5/22/2024 11:56:22 AM	Cindy.Jenkins@claconnect.com	

**Signer Events**

Delroy Johnson  
 djohnson@norwood.dev  
 Director  
 Various Districts  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 57373E398D824FC...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 38.75.248.16

**Timestamp**

Sent: 5/22/2024 11:58:19 AM  
 Viewed: 5/22/2024 12:00:49 PM  
 Signed: 5/22/2024 12:01:44 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 5/22/2024 12:00:49 PM  
 ID: cda71a3f-cf2f-4531-a38d-6611cf0ab995

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
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/22/2024 11:58:19 AM
Certified Delivered	Security Checked	5/22/2024 12:00:49 PM
Signing Complete	Security Checked	5/22/2024 12:01:44 PM
Completed	Security Checked	5/22/2024 12:01:44 PM

Payment Events	Status	Timestamps
<b>Electronic Record and Signature Disclosure</b>		



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- 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.