

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
PLAINS METROPOLITAN DISTRICT
HELD
AUGUST 29, 2024

The Special Meeting of the Board of Directors of the Plains Metropolitan District (referred to hereafter as "Board") was convened on Thursday, August 29, 2024 at 12:00 p.m, via video conference at <https://us06web.zoom.us/j/85798017040?pwd=sboiJ0oAVS1cdNHNDV8bKbQ5ArNSX0.1> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 857 9801 7040, Passcode 436107. The meeting was open to the public.

ATTENDANCE

The special meeting of the Board of Directors ("Board") of Plains Metropolitan District (the "District") was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Kathy Christensen, President
Scott Burrows, Treasurer
Kathy Tourney Assistant Secretary
Steve Langer, Assistant Secretary
Joe Pickard, Secretary

Also present: Shannon Smith Johnson, Esq.; Icenogle Seaver Pogue, P.C. and David B. Peak; District Manager.

CALL TO ORDER

Mr. Peak noted that a quorum of the Board was present and the meeting was called to order.

CONFLICT OF INTEREST DISCLOSURES

Ms. Smith Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. Ms. Johnson reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Johnson noted that a quorum was present and 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. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Director Christensen disclosed her ownership interest in certain real property located in the District. Director Christensen also disclosed her ownership interest and officership as President of KC & Associates, LLC and potential business dealings with Mountain Gate I Condominium Association and Dennis Carruth and Carruth Properties. This disclosure is associated with approval of items on the agenda that may affect her interests.

Director Burrows disclosed his provision of accounting and tax consulting services for Dallas Tourney, Inc, an owner of property within the District. Director Burrows also disclosed his directorship in Hogback Metropolitan District. This disclosure is associated with approval of items on the agenda that may affect his interests.

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Director Tourney disclosed her ownership interest in certain real property located within the District. Director Tourney also disclosed her ownership interest and officership in Dallas W Tourney, Inc. Director Tourney disclosed her membership in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect her interests.

Director Langer disclosed his ownership interest in Briarwood Gardens Properties, LLC, an owner of property within the District. Director Langer also disclosed his directorship in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Pickard disclosed his ownership interest in certain real property located within the District. Director Pickard also disclosed his ownership interest in Pickard Law and his directorship in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect his interests.

APPROVAL OF AGENDA

Mr. Peak presented the agenda to the Board for consideration. Following review and discussion, upon a motion duly made by Director Langer, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Agenda.

PUBLIC COMMENT

None.

EXECUTIVE SESSION

Director Langer moved that the Board convene into executive session pursuant to Sections 24-6-402(4)(a), (b), and (e), C.R.S. for the purpose of conferring regarding the purchase of real property, receiving legal advice on specific legal questions, and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators related to a real property acquisition from In Play Membership Golf, Inc. and Association matters and agreements regarding the same. Director Pickard seconded the motion, which was unanimously approved by the Board at 2:12 p.m.

At approximately 2:18 p.m. upon a motion duly made by Director Langer, and seconded by Director Pickard, and upon vote, unanimously carried, the Board returned from executive session.

Members of the Board, Ms. Johnson, and Mr. Peak participated in the Executive Session. No members of the public were present.

No Board action was taken during the executive session.

LEGAL MATTERS

Ms. Johnson presented and gave the highlights of the Golf Course/Open Space Agreement with Ken Caryl Ranch Master Association regarding the Deer Creek Property acquisition. Upon a motion duly made, by Director Langer, and seconded by Director Christensen, and upon vote, unanimously carried, the Golf Course/Open Space Agreement was approved.

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**OTHER
BUSINESS**

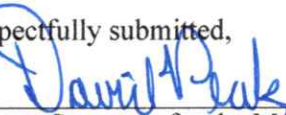
A quorum was confirmed for the next Regular Board Meeting - October 17, 2024 at 12 p.m. - KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, CO 80127.

ADJOURNMENT

Upon a motion duly made, by Director Tourney, and seconded by Director Burrows, and upon vote, unanimously carried, the meeting was adjourned at approximately 2:28 p.m.

Respectfully submitted,

By



Secretary for the Meeting