

**CONSOLIDATED SPECIAL MEETING**  
**FOUR MILE RANCH METROPOLITAN DISTRICT NOS. 2-4**

**THURSDAY OCTOBER 4, 2021**  
**REMOTELY VIA ZOOM**  
**1:00 P.M.**

Join Zoom Meeting:

<https://us06web.zoom.us/j/81669499545?pwd=OGJOUdI5cU5LNURONFM0SjF1dUVLZz09>

**Meeting ID: 816 6949 9545**

**Passcode: 072841**

<u>Board of Directors</u>	<u>Term Expiration</u>
Dennis Minchow, President	2022
Richard Day, Secretary/Treasurer	2022
Mary Minchow, Assistant Secretary	2022
Vacant	2023
Vacant	2023

**AGENDA**

1. Call to Order
2. Declaration of Quorum
3. Confirm Location of Meeting and posting of Meeting Notices
4. Public Comment
5. Approval of Minutes – September 28, 2021 Special Consolidated Meeting
6. Financial Matters
7. Old Business
8. New Business
  - (a) Consider Resolution to Petition to Amend and Restate Service Plan
  - (b) Consider Funding and Reimbursement Agreements between Cottage Capital Partners LP and Four Mile Ranch Metropolitan District No. 2, District No. 3 and District No. 4
  - (c) Consider Infrastructure Acquisition Agreements between Cottage Capital Partners LP and Four Mile Ranch Metropolitan District No. 2, District No. 3 and District No. 4
9. Discuss Exclusion of Property from District No. 3
10. Discuss Amended and Restated Resolution Calling May 3, 2022 Director and TABOR Election
11. Director Matters
  - (a) Oaths of Office
12. Adjourn

***Next Meeting Date: TBD***

## RECORD OF PROCEEDINGS

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### MINUTES OF THE CONSOLIDATED SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE FOUR MILE RANCH METROPOLITAN DISTRICT NOS. 2-4

Held: Tuesday, September 28, 2021 at 10:00 a.m. at 3710 Sinton Road, Suite 120, Colorado Springs, Colorado.

#### Call to Order

The consolidated special meeting of the Board of Directors of the Four Mile Ranch Metropolitan District Nos. 2-4 was called and held as shown above. The following Directors, having confirmed their qualification to serve on the Board, were in attendance in person:

Dennis Minchow  
Mary Minchow  
Richard Day

Also present: Joan Fritsche, Fritsche Law LLC; Leslie Monroe, Accounting Associates, LLC (remotely); and David Smith, Generation Capital (remotely).

Director D. Minchow noted that a quorum of the Board was present, with three of the three Directors present, verified that notice of the meeting was posted in one location within the Districts and that the Directors had confirmed their qualification to serve, and therefore called the consolidated special meeting of the Board of Directors of the Four Mile Ranch Metropolitan District Nos. 2-4 to order.

#### Disclosure Matters

Ms. Fritsche advised the Board that pursuant to Colorado law, certain disclosures by Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Director disclosed his/her potential conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Dennis Minchow stated he is under contract to purchase real property within the Districts requiring the payment of a proportionate share of property taxes and his company has a contract to provide consulting services to the primary landowner in the Districts and receives compensation from the developer entity within the Districts' boundaries.

Director Mary Minchow stated she is under contract to purchase real property within the Districts requiring the payment of a proportionate