

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Monday, October 5, 2020 at 8:30 a.m. via  
Teleconference.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

The joint special meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Christopher Fellows  
Tim O'Connor  
Dustin Anderson  
Douglas Hatfield

Also present were Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; Barney Fix, Merrick & Company, District Engineer; Sabrina Lopez, HG Management, District Manager; and Matt Ruhland, Collins Cockrel & Cole, General Counsel to the Painted Prairie Public Improvement Authority.

Call to Order/Declaration of  
Quorum

Director Fellows noted that a quorum of the Boards was present and called the meeting to order.

Director Conflict of Interest  
Disclosures

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with 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 Boards. Mr. Waldron 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 participation of the

members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Joint Meetings The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Confirmation of Meeting Notice and Posting Ms. Murphy confirmed the meeting notice was posted as required by law.

Approval of Agenda The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended.

Public Comment None.

**Consent Agenda** The Boards reviewed the items on the consent agenda. Mr. Waldron advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- September 23, 2020 Joint Special Meeting Minutes
- Claims Payable in the amount of \$2,050,909.81 and \$40,312.71
- Proposal from Colorado Playground Inspections LLC in the amount of \$1,450
- Proposal from Backflow Tech in the amount of \$535.00

**Facilities  
Management/District  
Operations (District No. 1)**

District Manager's Report Ms. Lopez reviewed the District Manager's Report with the Board of District No. 1.

Discuss Security Cameras Ms. Lopez updated the Board of District No. 1 on the security camera proposals and installation. Ms. Lopez is recommending the District accept the proposal from Security Surveillance Systems for 27 cameras at the park in the amount of \$69,959. The Board requested additional information and deferred action on the proposal.

Update on Reserve Study Proposals Ms. Lopez reviewed updated proposal from Aspen Reserve Specialties with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Aspen Reserve Specialties.

Discuss Holiday Lighting Proposal Ms. Lopez reviewed the updated holiday lighting proposal with the Board of District No. 1. Director Fellows noted that this should be an HOA cost.

**Construction Updates  
(District No. 1)**

General Updates None.

Discuss and Consider Approval of Change Orders

Consider Approval of Change Order No. 2 from DINS in the amount of \$6,201.76 Mr. Fix reviewed Change Order No. 2 from DINS with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the Change Order No. 2 in the amount of \$6,201.76.

Discuss Proposed ECI Settlement and Escrow Agreement Mr. Waldron informed the Board of District No. 1 that legal counsel is working on finalizing the Proposed ECI Settlement Agreement and will present the final agreement to the Board of District No. 1 for final approval.

**Legal Matters**

Other Legal Matters None.

**Financial Matters**

Review and Consider Acceptance of Unaudited Financial Statements Deferred.

Approve Requisition No. 24/Draw No. 15 from Escrow Funds (District No. 1) Ms. Wheeler reviewed Requisition No. 24 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved Requisition No. 24.

Other Financial Matters None.

**Other Business** None.

**Adjourn**

There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



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Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 29th day of October, 2020.