

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, January 23, 2025, at 11:00 a.m., via teleconference and at 5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111.

The joint regular 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
Kevin Collins

Director Hatfield was absent and excused.

Also present were: Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, PC, District Accountant; Kelsie Treloar, Kristin Haarhues, and Caren Siegler, Advance HOA Management, Inc., District Managers; Maddison Philips, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., General Counsel to Painted Prairie Public Improvement Authority; Barney Fix, Merrick & Company, District Engineer; and Cheryl Schuette, Life at Painted Prairie.

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 board 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, 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. Treloar confirmed the meeting notices were posted as required by law.

Approval of Agenda Director Fellows reviewed the proposed agenda with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comment None.

Consent Agenda Director Fellows reviewed the items on the consent agenda with the Boards. 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:

- November 21, 2024 Joint Special Meeting Minutes;
- Independent Contractor Agreement with Rocky Mountain Playground Services for Playground Inspections (District No. 1);
- Contract with Prep-Rite Coatings & Contracting, LLC for Park Prep and Staining; and
- Independent Contractor Agreement with Schultz Industries, Inc. for 2025 Landscape Maintenance Services.

Facilities Management/District Operations (District No. 1)

District Manager’s Report Ms. Treloar reviewed the District Management Report with the Board of District No. 1, noting that the trees have been wrapped for winter.

Other District Operations Matters None.

Legal Matters

Update on City IGA form for District Maintenance Director Fellows noted he had a conversation with Jacob Cox, who is due back on Monday and will provide a progress update.

Discuss and Consider Approval of Independent Contractor Agreement with Kent Krause & Associates for Project Management Land Development Consulting (District No. 1)

Ms. Murphy reviewed the Independent Contractor Agreement with Kent Krause & Associates for Project Management Land Development Consulting 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 agreement.

Other Legal Matters

None.

Financial Matters

Consider Approval of Claims Listings in the amount of \$83,673.90 and \$64,996.55

Ms. Wheeler reviewed the claims listings in the amount of \$83,673.90 and \$64,996.55 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims in the amount of \$83,673.90 and \$64,996.55.

Consider Approval of November 30, 2024 Unaudited Financial Statements

Ms. Wheeler reviewed the November 30, 2024 unaudited financial statements with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously accepted the November 30, 2024 unaudited financials.

Other Financial Matters

None.

Other Business

Update on Regional Authority

Mr. Waldron noted that the draft document has been circulated and draft comments are due tomorrow.

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.

Timothy OConnor

Timothy OConnor (Mar 4, 2025 09:52 MST)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 27th day of February, 2025.