

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, March 25, 2021 at 11:00 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 Public Health & 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., Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; John Guzman-Peonio, Advance HOA Management, District Manager; Barney Fix, Merrick & Company, District Engineer; 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

Ms. Murphy 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 notices were 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 Mr. Fellows reviewed with the Boards the items on the consent agenda. Ms. Murphy 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/or adopted:

- March 18, 2021 Joint Special Meeting Minutes

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

District Manager’s Report Mr. Guzman-Peonio reviewed the District Manager’s Report with the Board of District No. 1.

Discuss Security Proposal Mr. Guzman-Peonio informed the Board of District No. 1 that he is continuing to work on proposals for security cameras at all parks and license plate cameras at the entrances. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously authorized Mr. Guzman-Peonio to prepare specifications and approved Mr. Guzman-Peonio and Mr. Fix to work together for a bid, minimum deadline for responses, proceed with award based on recommendation from Mr. Guzman-Peonio subject to final review by legal counsel.

Status of Reserve Study Mr. Guzman-Peonio informed the Board of District No. 1 that he followed up with the vendor and requested a response by next week.

Other Facilities None.
Management/District
Operations Matters

Construction Updates (District No. 1)

General Updates Mr. Fix noted that Greenscape landscaping is about eighty-five percent (85%) complete on all tracts and HEI has completed channel construction and they are waiting on sign-off from the City.

Discuss and Consider None.
Approval of Change Orders

Status of Review of Insurance Deferred.
Audit

Legal Matters

Discussion Regarding Park Ms. Murphy reviewed with the Board of District No. 1 the plan and Recreation Fee and to amend the existing fee resolution to only include the boundaries of District No. 2 and a new fee resolution to include Approve Amendment to Fee Resolution (District No. 1) the District No. 3 boundaries. No action taken.

Other Legal Matters None.

Financial Matters

Review and Consider Deferred.
Acceptance of Unaudited
Financial Statements

Review and Consider Ms. Wheeler reviewed the claims listing with the Boards. Following discussion, upon a motion duly made and seconded, Approval of Claims Payable the Boards unanimously approved and ratified payment of the claims in the amount of \$235,360.56.

Discuss Property Tax The Boards reviewed Property Tax Statements. Following Statements discussion, upon a motion duly made and seconded, the Boards unanimously authorized the accountant to pay all lower amounts and seek reimbursement from PPO.

Other Financial Matters

Ms. Wheeler informed the Boards that First Bank notified her of a fraudulent check that was written from the District's accountant. No action taken.

Other Business

Discuss and Consider
Appointment(s) to Painted
Prairie Public Improvement
Authority

Deferred.

Discuss High Prairie Park

Director Fellows noted that he would like the Boards to consider additions to High Prairie Park and noted that they are working on conceptual designs for the proposed improvements. Following discussion, upon a motion duly made and seconded, the Boards unanimously authorized moving forward with design and bidding the project. The Boards also authorized a request for proposal be published to bid on public art. Director Fellows noted that he would like to use Park and Recreation funds for the above improvements.

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.



Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 15th day of April, 2021.