

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, August 22, 2024, 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
Douglas Hatfield **joined where indicated*
Kevin Collins

Also present were: Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Cathy Hamilton and Kim Stark, Simmons & Wheeler, PC, District Accountant; and Madison Phillips, Esq. and Matt Ruhland, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., Painted Prairie Public Improvement Authority General Counsel.

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. Ms. Murphy 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. Murphy 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:

- July 25, 2024 Joint Regular Meeting Minutes; and
- Public Service Company of Colorado Utility Easements (District No. 1).

Facilities Management/District Operations (District No. 1)

District Manager's Report

None.

Landscape Improvement Proposals

The Board of District No. 1 reviewed Work Order No. 6 from Schultz Industries Inc. for 2024 landscape improvements. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Work Order No. 6 in the amount of \$20,644.36.

Other Facilities Management/District Operations Matters

None.

Legal Matters

Update on City IGA form for District Maintenance

Ms. Murphy noted that they are waiting on the City of Aurora for the form Intergovernmental Agreement.

Consider Approval of First Amendment to Independent Contractor Agreement with Advance HOA Management,

Ms. Murphy reviewed the First Amendment to the Independent Contractor Agreement with Advance HOA Management, Inc. for management services with the Board of District No. 1. Following

Inc. for Management Services (District No. 1)

discussion upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the amendment.

Consider Approval of Proposal for Project Management and Land Development Consulting with Kent Krause & Associates, LLC (District No. 1)

Director Fellows reviewed the proposal for Project Management and Land Development Consulting with Kent Krause & Associates, LLC 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 proposal.

**Director Hatfield arrived.*

Consider Approval of Agreement with Mile High Lights (District No. 1)

Ms. Murphy reviewed the Agreement with Mile High Lights 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.

Consider Termination of Independent Contractor Agreement with Ascent Land Development for Project Management (District No. 1)

Director Fellows reviewed the Termination of the Independent Contractor Agreement with Ascent Land Development for project management to the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the termination.

Other Legal Matters

None.

Financial Matters

Consider Approval of June 30, 2024 Unaudited Financial Statements

Ms. Hamilton reviewed the June 30, 2024 unaudited financial statements with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the June 30, 2024 unaudited financials.

Consider Approval of Claims Listing in the amount of \$62,533.15

Ms. Hamilton reviewed the claims listing in the amount of \$62,533.15 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims in the amount of \$62,533.15.

Other Financial Matters

None.

Other Business

Update on Regional Authority

Director Fellows noted he is trying to coordinate a meeting with the various parties involved in this project.

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.

Tim O'Connor

[Tim O'Connor \(Oct 16, 2024 19:28 MDT\)](#)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 26th day of September, 2024.