

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, February 17, 2022 at 11:00 a.m., at 5750 DTC
Parkway Suite 210, Greenwood Village, CO 80111 and via
teleconference.

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

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; Barney Fix, Merrick & Company, District Engineer;
Matt Ruhland, Collins Cockrel & Cole, General Counsel to the
Painted Prairie Public Improvement Authority; John Guzman-
Peonio, Advance HOA Management, Inc., District Manager; and
members of the public.

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. Director Fellows
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 amended.

Public Comment

None.

Consent Agenda

Director Fellows reviewed the items on the consent agenda with the Boards. 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. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- January 20, 2022 Joint Special Meeting Minutes
- Claims Payable in the amount of \$54,046.16
- First Amendment to Independent Contractor Agreement (Management Services) with Advance HOA Management (to include handyman services)

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

Other Facilities
Management/District
Operations Matters

Mr. Guzman-Peonio reviewed the District Manager's Report with the Boards.

Discuss Resident and Non-
Resident Reservations and
Rental Pricing

Mr. Guzman-Peonio reviewed the proposed Resident and Non-Resident Reservations and Rental Pricing Rates with the Board. The Board discussed the rates and noted as the Board wants to encourage use of the amenities by the residents, the fees should be lower. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the following rates: Pavilion \$50 rental fee, \$250 deposit; Shade Structure \$20 rental fee, \$100 deposit; and Picnic Table \$0 rental fee, \$50 Deposit.

Discuss Community Garden
Rental Policy

Mr. Guzman-Peonio reviewed the proposed Community Garden Rental Policy with the Board. The Board expressed concern that the proposed rates were too high. After discussion, upon a motion duly made and seconded, the Board unanimously approved the

Community Garden Rental Policy, with the proposed fees of \$100 and \$75 reduced to \$40 and \$25, respectively, the deposit at double the applicable rental rate, and non- residents to be charged two-times the resident rate.

Other Facilities
Management/District
Operations Matters

None.

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

General Updates

Mr. Fix noted that maintenance of park and green space is still going well.

Discuss and Consider
Approval of Change Orders

None.

Legal Matters

Consider Approval of
Water Cost Agreement

Ms. Murphy reviewed the Water Cost Agreement with the Boards. Director Fellows noted that there may need to be additional meters installed in the tree lawns and common areas. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Water Cost Agreement subject to final legal review.

Consider Approval of
Resolution Acquiring
Competed Public
Improvements from the
Painted Prairie Public
Improvement Authority

Deferred.

Discuss Disclosure

Ms. Murphy reviewed the additional District Disclosure to be posted in the sales trailer with the Boards. Director Fellows discussed the disclosures currently in place and that the Board wanted to provide additional disclosures to help inform potential purchasers within the Districts about the Districts. He noted he is also working on additional disclosures on the private side and with the homeowners association. A resident commented that one of the reasons he purchased his home was because of the great job the districts did with disclosures and transparency. No action taken.

Public Hearing on Petitions for
Inclusion (District Nos. 1, 5, 6,
7, 9 & 10)

Deferred.

Consider Adoption of Deferred.
Resolution and Order of
Inclusion of Property

Public Hearing on Petitions for Deferred.
Exclusion of Property District
Nos. 1, 5, 6, 7, 9 & 10)

Consider Adoption of Deferred.
Resolution and Order for
Exclusion of Property

Other Legal Matters None.

Financial Matters

Review and Consider Deferred.
Approval of Unaudited
Financials

Approve/Ratify Requisition Ms. Wheeler reviewed Requisition No. 40 with the Board of
No. 40/Draw No. 31 from District No. 1. Following discussion, upon a motion duly made and
Escrow Funds (District No. seconded, the Board of District No. 1 unanimously approved
1) Requisition No. 40/ Draw No. 31 from Escrow Funds.

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.

Timothy OConnor
[Timothy OConnor \(May 11, 2022 14:07 MDT\)](#)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 17th day of March,
2022.