

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Wednesday, June 22, 2022, at 9:00 a.m., via teleconference
and at 5750 DTC Parkway Suite 210, Greenwood Village, CO
80111 and 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 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, Esq.,
Cockrel Ela Glesne Greher & Ruhland, P.C., General Counsel to
the Painted Prairie Public Improvement Authority; Maci
Watlington and Kent Krause, Advance HOA Management, Inc.,
District Manager; Cheryl Schuette; 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

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. 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

A homeowner who lives about a block away from High Prairie Park reported that the trash problem has not been solved and asked that more trashcans be added to the area. He also inquired as to whether someone comes in after each park reservation to clean the area that was reserved. Mr. Krause responded that yes, the District Manager inspects the park after reservations to ensure the trash is cleaned up. Director Fellows was asked to work with Mr. Krause for recommendations on where to add extra trashcans.

A homeowner expressed concern about the traffic speed on major streets and inquired as to whether they can investigate any traffic calming measures. Director Fellows responded that any traffic calming measures would need to involve the City of Aurora (the "City") since those are City streets. The City typically does not install speed bumps because it is a problem for snow removal.

A homeowner requested an update on the installation of security cameras and asked if there was any possibility of extra security patrols for the July 4th weekend. Mr. Fix responded that the security camera project is ongoing, and they are waiting on the electrical to be approved by the City. Director Fellow directed Mr. Krause to engage extra security patrols on July 3rd, 4th and 5th.

A homeowner reported that there were emails about the developer fixing alleyways and behind her home and noted there is a dip in the alleyway where water pools. Director Fellows asked the homeowner to send information regarding the alleyway behind her house to Mr. Krause. The homeowner also noted that some of the streetlights are staying on until midnight. Director Fellows responded that he was just informed today of the issues with timing for the streetlights not yet being resolved and noted that he will get it figured out before the next meeting.

Consent Agenda

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

- May 19, 2022 Joint Special Meeting Minutes; and
- Claims Listing in the amount of \$139,623.08.

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

District Manager's Report Mr. Krause reviewed the District Manager's Report with the Board of District No. 1 noting that Advance CAC is completing the wood staining project.

Discuss and Consider Approval of Proposal for Phase #2 Security Surveillance System Mr. Krause reviewed the proposal from Security Surveillance System for phase #2 of the security surveillance system with the Board of District No. 1. Mr. Fix noted the proposal is only for the equipment and does not include installation. Following discussion, upon motion duly made and seconded, the Board of District No. 1 unanimously approved the proposal with Security Surveillance System in the amount of \$9,951.00.

Update on Design of Painted Prairie Logo and Color Scheme Deferred.

Update on Lighting at Periwinkle & Amber Park Mr. Krause informed the Board of District No. 1 that the lighting at Periwinkle & Amber Park has been fixed.

Update on Reserve Study Status Deferred.

Update on Landscape Maintenance Bid Deferred.

Other Facilities Management/District Operations Matters None.

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

General Updates Deferred.

Discuss and Consider Approval of Change Orders Deferred.

Legal Matters

Consider Approval of Resolutions Concerning the Imposition of a Park and Rec Fee (District No. 1 – For property within District Nos. 5, 6, 8 and 10)

Ms. Murphy presented the Resolutions Concerning the Imposition of a Park and Rec Fee regarding property within District Nos. 5, 6, 8 and 10 to the Board of District No. 1 for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the resolutions.

Consider Approval of Amended and Restated Independent Contractor Agreement with Advance HOA for District Management Services (District No. 1)

Ms. Murphy presented the Amended and Restated Independent Contractor Agreement with Advance HOA for District Management Services to the Board of District No. 1. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agreement.

Other Legal Matters

None.

Financial Matters

Review Unaudited Financial Statements

Deferred.

Approve/Ratify Requisition No. 44/Draw No. 35 from Escrow Funds (District No. 1)

Ms. Wheeler presented Requisition No. 44/Draw No. 35 from Escrow Funds to the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the requisition and draw.

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

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 21st day of July, 2022.