

MINUTES OF A JOINT REGULAR MEETING OF THE  
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, October 21, 2021 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  
Dustin Anderson  
Douglas Hatfield

Director O'Connor 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; Barney Fix, Merrick & Company, District Engineer;  
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

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 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** The Boards reviewed the items on the consent agenda. 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 and ratified:

- October 1, 2021 Joint Special Meeting Minutes
- Claims Payable in the amount of \$87,784.45
- Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.
- Joint Resolution Calling May 3, 2022 Regular Elections

**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 noting that High Prairie Park was vandalized again and he is working on repairs.

Discuss Full Time Deferred.  
Maintenance Job Description

Review Arborist Proposals Deferred.

Discuss BrightView Mr. Guzman-Peonio reviewed the addendum from BrightView for 2022 snow removal services with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the addendum from BrightView.  
Addendum

Other Facilities None.  
Management/District  
Operations Matters

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

General Updates

Mr. Fix provided a general update on construction matters to the Board of District No. 1 noting that almost all the work has been completed. Mr. Fix reviewed the Hall Contracting Change Order No. 5 for second year warranty with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Change Order No. 5 from Hall Contracting for second year warranty.

Discuss and Consider  
Approval of Change Orders

Consider Approval of  
Change Order No. 4 with  
Hall Contracting, LLC in the  
Amount of \$5,655

Mr. Fix reviewed Change Order No. 4 from Hall Contracting, LLC in the amount of \$5,655 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Change Order No. 4 from Hall Contracting, LLC.

**Legal Matters**

Review Insurance Property  
and Liability Schedule and  
Limits

Mr. Waldron reviewed the Property and Liability Insurance Schedule and Limits with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved renewal of the 2022 property and liability insurance with an increase in excess liability coverage to \$3,000,000 for District No. 1.

Discuss BMO Workers'  
Compensation

Mr. Waldron reviewed the BMO Worker's Compensation Coverage requirements with the Boards. Following discussion, upon a motion duly made and seconded, the Boards authorized binding of 2022 BMO Worker's Compensation Policies.

Consider Adoption of 2022  
Joint Annual Administrative  
Resolution

Mr. Waldron reviewed the 2022 Joint Annual Administrative Resolution with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the 2022 Joint Annual Administrative Resolution.

Consider Approval of IGA  
with Painted Prairie Public  
Improvement Authority for  
Funding and Acquisition of  
High Prairie Park  
Enhancements and Public Art

Deferred.

Consider Approval of  
Resolution Concerning the  
Imposition of a Park and Rec

Mr. Waldron reviewed the Resolution Concerning the Imposition of a Park and Rec Fee (District No. 4 Boundaries) with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the Resolution

Fee (District No. 4 Concerning the Imposition of a Park and Rec Fee (District No. 4 Boundaries)

Consider Approval of Mr. Waldron reviewed the Resolution Concerning the Imposition of a Park and Rec Fee (District No. 2 Boundaries) with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the Resolution Concerning the Imposition of a Park and Rec Fee (District No. 2 Boundaries)

Consider Approval of Mr. Waldron reviewed the Resolution Concerning the Imposition of a Park and Rec Fee (District No. 3 Boundaries) with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the Resolution Concerning the Imposition of a Park and Rec Fee (District No. 3 Boundaries)

Public Hearing on Inclusion of Property (District No. 1) Director Fellows opened the public hearing on the Petition for Inclusion of Property. Mr. Waldron noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

Consider Approval of Mr. Waldron reviewed the Petition and Resolution and Order for Inclusion of Property with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 determined to grant the petition and adopt the resolution.

Public Hearing on Inclusion of Property (District No. 7) Director Fellows opened the public hearing on the Petition for Inclusion of Property. Mr. Waldron noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

Consider Approval of Mr. Waldron reviewed the Petition and Resolution and Order for Inclusion of Property with the Board of District No. 7. Following discussion, upon a motion duly made and seconded, the Board of District No. 7 determined to grant the petition and adopt the resolution.

Public Hearing on Inclusion of Property (District No.8) Director Fellows opened the public hearing on the Petition for Inclusion of Property. Mr. Waldron noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

<p>Consider Approval of Resolution and Order for Inclusion of Property (District No. 8)</p>	<p>Mr. Waldron reviewed the Petition and Resolution and Order for Inclusion of Property with the Board of District No. 8. Following discussion, upon a motion duly made and seconded, the Board of District No. 8 determined to grant the petition and adopt the resolution.</p>
<p>Public Hearing on Inclusion of Property (District No. 10)</p>	<p>Director Fellows opened the public hearing on the Petition for Inclusion of Property. Mr. Waldron noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.</p>
<p>Consider Approval of Resolution and Order for Inclusion of Property (District No. 10)</p>	<p>Mr. Waldron reviewed the Petition and Resolution and Order for Inclusion of Property with the Board of District No. 10. Following discussion, upon a motion duly made and seconded, the Board of District No. 10 determined to grant the petition and adopt the resolution.</p>
<p>Public Hearing on Exclusion of Property (District No. 7)</p>	<p>Director Fellows opened the public hearing on the Petition for Exclusion of Property with the Board of District No. 7. Mr. Waldron noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.</p>
<p>Consider Approval of Resolution and Order for Exclusion of Property (District No. 7)</p>	<p>Mr. Waldron reviewed the Petition and Resolution and Order for Exclusion of Property with the Board of District No. 7. The Board of District No. 7 considered the factors to determine whether to grant or deny the petition for exclusion pursuant to Colorado law. Following discussion, upon a motion duly made and seconded, the Board of District No. 7 determined to grant the petition and adopt the resolution for exclusion.</p>
<p>Public Hearing on Exclusion of Property (District No. 8)</p>	<p>Director Fellows opened the public hearing on the Petition for Exclusion of Property with the Board of District No. 8. Mr. Waldron noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.</p>
<p>Consider Approval of Resolution and Order for Exclusion of Property (District No. 8)</p>	<p>Mr. Waldron reviewed the Petition and Resolution and Order for Exclusion of Property with the Board of District No. 8. The Board of District No. 8 considered the factors to determine whether to grant or deny the petition for exclusion pursuant to Colorado law. Following discussion, upon a motion duly made and seconded, the Board of District No. 8 determined to grant the petition and adopt the resolution for exclusion.</p>

Other Legal Matters                      None.

**Financial Matters**

Approve/Ratify Requisition No. 36/Draw No. 27 from Escrow Funds (District No. 1)                      Ms. Wheeler reviewed Requisition No. 36 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Requisition No. 36.

Consider Engagement of 2021 Auditor for District Nos. 1 & 2                      Ms. Wheeler reviewed the proposals from Wipifli for preparation of 2021 Audits with the Boards of District Nos. 1 & 2. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1 & 2 unanimously approved the proposals.

Public Hearing on 2021 Budget Amendment (District No. 1)                      Director Fellows opened the public hearing on the 2021 Budget Amendment. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolution Amending 2021 Budget (District No. 1)                      Ms. Wheeler reviewed the Resolution Amending the 2021 Budget with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the resolution amending the Special Revenue Fund to \$600,000.

Public Hearing on 2021 Budget Amendment (District No. 2)                      Director Fellows opened the public hearing on the 2021 Budget Amendment. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolution Amending 2021 Budget (District No. 2)                      Ms. Wheeler reviewed the Resolution Amending the 2021 Budget with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously adopted the resolution amending the General Fund to \$50,000.

Public Hearing on 2022 Budget (District No. 1)                      Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 1)                      Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget,

appropriating funds therefor and certifying 10.000 mills for the general fund.

Public Hearing on 2022 Budget (District No. 2)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 2)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 1.113 mills for contractual obligations and 55.664 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 3)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 3)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 55.664 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 4)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 4)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 55.664 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 5)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 5)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 5. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 55.664 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 6)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 6)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 6. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 31.332 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 7)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 7)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 7. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 25.000 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 8)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 8)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 8. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 27.832 mills for the debt service fund.



Public Hearing on 2022 Budget (District No. 9)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 9)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 9. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 25.000 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 10)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 10)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 10. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 3.500 mills for the general fund and 55.664 mills for the debt service fund.

Public Hearing on 2022 Budget (District No. 11)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the 2022 Budget (District No. 11)

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 11. Following discussion, upon a motion duly made and seconded, the Board unanimously approved and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 59.164 mills for the general fund.

Public Hearing on 2022 Budget (District No. 12)

Director Fellows opened the public hearing on the proposed 2022 Budget. Mr. Waldron noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolutions Adopting the

Ms. Wheeler reviewed the 2022 Budget and Budget Resolution with the Board of District No. 12. Following discussion, upon a motion duly made and seconded, the Board unanimously approved

2022 Budget (District No. 12)

and adopted the resolution adopting the 2022 Budget, appropriating funds therefor and certifying 59.164 mills for the general fund.

Consider Authorization of Filing of Applications for Exemption from 2021 Audit (District Nos. 3-12)

Ms. Wheeler discussed the process for exemption from audit with the Boards of District Nos. 3-12. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 3-12 unanimously authorized the filing of 2021 Applications for Exemption from Audit.

Other Financial Matters

None.

### **Other Business**

Consider Appointment to Fill Vacancies, Administer Oaths of Office, Consider Election of Officers

Deferred.

### **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.

*Dustin Anderson*  
Dustin Anderson (Dec 20, 2021 15:43 MST)

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Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 18th day of November, 2021.