

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, September 16, 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
Tim O'Connor
Douglas Hatfield

Director Anderson was absent and excused.

Also present were Clint C. Waldron, Esq., Megan J. Murphy, Esq.,
White Bear Ankele Tanaka & Waldron, District General Counsel;
Diane Wheeler, Simmons & Wheeler, PC, 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. 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 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 Mr. Waldron 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.

Excuse Absence of Director Dustin Anderson The Boards engaged in general discussion regarding excusing the absence of Director Anderson. Following discussion, upon a motion duly made and seconded, the Boards unanimously excused Director Anderson from the regular meeting.

Public Comment None.

Consent Agenda Director Fellows reviewed the items on the consent agenda. 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. 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:

- August 19, 2021 Joint Special Meeting Minutes
- Painted Prairie Metropolitan District No. 3 Disclosure to Purchasers (District No. 3)

**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 Full Time Deferred.
Maintenance Job Description

Update on Security Camera Installation (Authority Managing Contract) Mr. Guzman-Peonio noted that Mr. Fix and Ms. Cooley are working on this project.

Review Arborist Proposals Deferred.

Other Facilities None.
Management/District
Operations Matters

Construction Updates (District No. 1)

General Updates Mr. Fix provided an update to the Board of District No. 1 on construction matters noting that Tract M & R have been transferred to the HOA. Mr. Fix also noted that the landscaping in Filing No. 3 is ongoing.

Discuss and Consider Mr. Fix reviewed Change Order No. 3 with Hall Contracting in the
Approval of Change Orders amount of \$1,725 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 change order.

Discuss Response From ECI Deferred.
Regarding Landscape
Maintenance

Discuss High Prairie Park Deferred.
Enhancements and Status of
Bid (Authority Managing
Contract)

Discuss Status Public Art Deferred.
(Authority Managing
Contract)

Legal Matters

Consider Approval of IGA Deferred pending discussion regarding funding.
with Painted Prairie Public
Improvement Authority for
Funding and Acquisition of
High Prairie Park
Enhancements and Public Art

Discuss Park and Rec Fee It was noted that Director Fellows is working on a map of the areas where the park and rec fee will be imposed.

Other Legal Matters None.

Financial Matters

Review and Consider
Acceptance of Unaudited
Financial Statements

Deferred.

Review and Consider
Approval of Claims Payable

Ms. Wheeler reviewed the Claims Payable with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims payables.

Approve/Ratify Requisition
No. 35/Draw No. 26 from
Escrow Funds (District No.
1)

Ms. Wheeler reviewed Requisition No. 35/Draw No. 26 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. 35/Draw No. 26.

Discuss and Consider
Approval of 2020 Audits
(District Nos. 1 & 2)

Ms. Wheeler reviewed the 2020 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 approved the audits subject to final review by Director O'Connor.

Other Financial Matters

None.

Other Business

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

Director Fellows noted that he met with Mr. Waldron to discuss Board vacancies and will be prepared to discuss vacancies at the next regular Board meeting.

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 \(Oct 4, 2021 11:43 MDT\)](#)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 1st day of October, 2021.