

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Wednesday, May 27, 2020 at 9:00 a.m. via
Teleconference.

Due to the Executive Order issued by Governor Polis on April 26, 2020, requiring all residents of the State of Colorado to stay-at-home to minimize the spread and impact of COVID-19, and the Updated Public Health Order 20-28 implementing the Executive Order, issued by the Colorado Department of Health and Environment (CDPHE) on April 26, 2020, the meeting was held 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 Clint C. Waldron, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; Barney Fix, Merrick & Company, District Engineer; Sabrina Lopez, HG Management, District Manager; 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

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. Mr. Waldron 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 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

Ms. Murphy confirmed the meeting notice was posted as required by law.

Consider Election of Officers: President, Secretary, Treasurer

The Boards engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards elected Director Fellows as President, Director O'Connor as Secretary/Treasurer, Director Anderson as Assistant Secretary, and Director Hatfield as Assistant Secretary.

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

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. 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:

- March 31, 2020 Joint Special Meeting Minutes
- May 4, 2020 Joint Special Meeting Minutes
- Claims Payable in the amount of \$1,664,338.54

Facilities Management/District Operations (District No. 1)

Review Draft Operations Budget Deferred.

Discuss Landscape Maintenance Turnover and Scope of Services Deferred.

Discuss Security Services Deferred.

Discuss Reserve Study Deferred.
Options

Discuss and Review Deferred.
Welcome Packet

Status of Website Ms. Lopez provided an update on the status of the Districts' website to the Boards, noting that it will be online and available to review at the next meeting.

Discuss Email Blast to Deferred.
Residents

Discuss Rights of Use for Director Fellows requested legal counsel send a written request to
Painted Prairie Name use the Painted Prairie name on the District website. Mr. Waldron noted that some districts like to keep the development branding separate from the Metropolitan Districts. Director Fellows noted that the District and HOA will not use the development team's logo and will use the proper names of the entities, therefore, there is no permission required.

Discuss Community Events Deferred.

Discuss District FAQ's Deferred.

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

General Updates Mr. Fix provided an update on the status of construction to the Boards. Mr. Fix noted that HEI is on schedule and Sequence 4 has been paved, Sequence 3 curb and gutters have been installed, and the native seeding will begin on June 1st and will be done on June 15th.

Mr. Fix noted that ECI is still behind and the latest construction schedule is showing completion of the last two parks for the end of July. Director Hatfield discussed the builder's risk coverage and inquired about extending for another month. Director Fellows suggested that the Board address this closer to July 1st, noting that he would like to reaffirm with ECI, as the original completion date was December 2019.

Discuss and Consider None.
Approval of Change Orders

Financial Matters

Approve Requisition No. 20/Draw No. 11 from Escrow Funds (District No. 1)

Ms. Wheeler reviewed Requisition No. 20/Draw No. 11 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 requisition.

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.

Tim OConnor

[Tim OConnor \(Jul 7, 2020 11:23 MDT\)](#)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 17th day of June, 2020.

Painted Prairie MD Nos. 1-12 - Mintes

Final Audit Report

2020-07-07

Created:	2020-06-24
By:	Allison Hanson (ahanson@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAphqKoWKwoq4aBRcHVDKn3WmClqWYpv7n

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