

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Wednesday, June 17, 2020 at 3:00 p.m. via
Teleconference.

Due to Executive Orders issued by Governor Polis, and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the risk posed by COVID 19, this meeting will be 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.

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:

- May 27, 2020 Joint Special Meeting Minutes
- Claims Payable
- Assignment and Assumption of Access Easement with Painted Prairie Public Improvement Authority (District No. 1)

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

Review Draft Operations Budget Deferred.

Discuss Landscape Maintenance Turnover and Scope of Services Deferred.

Discuss Security Services Ms. Lopez reviewed the proposal from Metropolitan Protective Services with the Board of District No. 1. The Board asked that Ms. Lopez follow up with them on better pricing.

Discuss Reserve Study Deferred.
Options

Discuss and Review Deferred.
Welcome Packet

Status of Website Ms. Lopez reviewed the proposal from Heatherly Creative, LLC to design a website for the Districts with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Heatherly Creative, LLC

Discuss Community Events Deferred.

Discuss District FAQ's Deferred.

Construction Updates (District No. 1)

General Updates Director Fellows provided an update on the status of construction.

Discuss and Consider Mr. Fix reviewed Add Services Request with Civitas for 21
Ratification of Add Services Additional Open Space Tracts in the amount of \$70,200 with the
Request with Civitas for 21 Board of District No. 1. Following discussion, upon a motion duly
Additional Open Space made and seconded, the Board unanimously approved Add
Tracts in the amount of Services Request with Civitas for 21 Additional Open Space
\$70,200 Tracts in the amount of \$70,200.

Consider Mr. Fix reviewed the Letter to City of Aurora re Tract R Garden
Approval/Ratification of Courts-Painted Prairie Subdivision Filing No. 1 with the Board of
Letter to City of Aurora re District No. 1. Following discussion, upon a motion duly made
Tract R Garden Courts- and seconded, the Board unanimously approved the letter and
Painted Prairie Subdivision authorized sending it to the City.
Filing No. 1

Consider Approval of Mr. Fix reviewed the Contract with Do It Now Services, LLC for
Contract with Do It Now Tracts M and R Sidewalk Improvements with the Board of District
Services, LLC for Tracts M No. 1. Following discussion, upon a motion duly made and
and R Sidewalk seconded, the Board unanimously approved the contract.
Improvements

Consider Approval of Mr. Fix reviewed the Contract with Metco Landscape, LLC for
Contract with Metco Tract R Landscape Improvements with the Board of District No.
Landscape, LLC for Tract R 1. Following discussion, upon a motion duly made and seconded,
Landscape Improvements the Board unanimously approved the contract.

Consider Approval of Change Order Nos. 20 & 21 with HEI Mr. Fix reviewed Change Order Nos. 20 & 21 with HEI with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved Change Order Nos. 20 & 21.

Mr. Fix noted that the District should send a letter to PPO requesting PPO reimburse the District the amount of Change Order No. 20 regarding damage from Century Link connected to Change Order No. 20. The Board requested legal counsel draft the letter.

Discuss Correspondence from ECI Mr. Fix reviewed the most recent correspondence from ECI with the Board of District No. 1. Director Fellows commented that he would like to coordinate a meeting to discuss the contract.

Consider Approval of Contract with Metco Landscape, LLC for Tract M Landscape Improvements Mr. Fix reviewed the Contract with Metco Landscape, LLC for Tract M Landscape Improvements with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the contract.

Discuss and Consider Approval of Change Orders None.

Financial Matters

Consider Acceptance of Unaudited Financial Statements Deferred.

Approve Requisition No. 21/Draw No. 12 from Escrow Funds (District No. 1) Deferred.

Discuss and Consider Approval of 2019 Audit (District Nos. 1 & 2) Deferred.

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.



Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 28th day of July, 2020.