

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Wednesday, June 24, 2020 at 9:00 a.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 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

Director Hatfield was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; Sabrina Lopez, HG Management, District Manager; Mark Payne, Colorado Homeowner Association Law; and Kevin Yoshida.

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.



Discuss Security Services      The Board of District No. 1 reviewed the proposal from Metropolitan Protective Services for security patrols, and discussed why the cost was so high as they are already on-site. Ms. Lopez will discuss the cost with Metropolitan Protective Services as well as the builders.

The Board of District No. 1 also engaged in general discussion regarding the addition of security cameras. Ms. Lopez noted she is working on a security camera proposal from Safe Systems and will request bids from other vendors.

Discuss Reserve Study      Ms. Lopez noted that she is working on obtaining proposals.  
Options

Discuss and Review      The Board generally discussed the Welcome Packet, but noted this  
Welcome Packet      will be handled by the HOA.

Status of Website      Ms. Lopez provided an update on the website and will provide a  
link to the draft site as soon as it is ready.

Discuss District FAQ's      The Board generally discussed the FAQ's.

Discuss DRC Guidelines      The Board noted the guidelines will be handled by the HOA.

Other Facilities      None.  
Management/Operations

### **Financial Matters**

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.



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Secretary for the Meeting, District Nos. 1-12

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