

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, December 3, 2020 at 2:00 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 threat posed by the COVID-19 coronavirus, 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 and Kim Stark, Simmons & Wheeler, P.C., District Accountant; Barney Fix, Merrick & Company, District Engineer; and Sabrina Lopez, HG Management, District Manager.

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 The Boards 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. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- Final Escrow Agreement (District No. 1)
- Landscape Escrow, Maintenance and Warranty Agreement (District No. 1).
- Aurora Form Disclosure to Purchasers (District Nos. 1 & 2)
- Ventura Electric, Inc. Contract for \$4,000 (District No. 1)

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

District Manager’s Report Ms. Lopez reviewed the District Management Report noting that security cameras will be installed directly after the installation of the power outlets. Ms. Lopez also noted that the reserve study contract has been returned to the District.

Consider Approval of Proposal from Colorado Playground Inspections for Quarterly Playground Inspections Ms. Lopez reviewed the proposal from Colorado Playground Inspections with the Board of District No. 1. Director Fellows noted that the Pedestrian Bridge should be inspected as well. Ms. Lopez will look into including the bridge. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the proposal for quarterly inspections, subject to final legal review.

Review Updated Ownership and Maintenance Mapping Deferred.

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

General Updates Mr. Fix provided an update to the Board of District No. 1 noting that construction is generally completed except for the channel and garden courts. Mr. Fix further reported that Filing No. 3 was moving forward and there are only a couple of items that remain outstanding for Phase 1.

Discuss and Consider Approval of Change Orders

Consider approval of Change Order No. 19 with ECI in the Amount of Mr. Fix reviewed ECI Change Order No. 19 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. 19 with ECI in the amount of \$66,969.60.

Discuss and Consider approval of Proposal and Award of Contract for Green Space Landscaping Improvements Mr. Fix reviewed the proposals for Green Space Landscaping Improvements with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and Awarded the Contract to Hall Contracting.

Legal Matters

Other Legal Matters None.

Financial Matters

Review and Consider Acceptance of Unaudited Financial Statements None

Review Accounts Payable Ms. Wheeler reviewed the claims listing in the amount of \$128,145.53. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the claims listing.

Approve Requisition No. 26/Draw No. 17 from Escrow Funds (District No. 1) Ms. Wheeler reviewed Requisition No. 26 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved Requisition No. 26.

Other Financial Matters None.

Other Business

None.

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

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.



Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 14th day of January, 2021.