

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, May 19, 2022 at 3:00 p.m., at 5750 DTC
Parkway Suite 210, Greenwood Village, CO 80111 and 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, PC, District
Accountant; Barney Fix, Merrick & Company, District Engineer;
Matt Ruhland, Esq., Collins Cockrel & Cole, General Counsel to
the Painted Prairie Public Improvement Authority; John Guzman-
Peonio, Maci Watlington and Kent Krause, Advance HOA
Management, Inc., District Manager; and members of the public.

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. Director 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, 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 notices were posted as required by law.

Consider Election of Officers

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 Treasurer and Secretary, and Directors Anderson and Hatfield as Assistant Secretary.

Approval of Agenda

Director Fellows reviewed the proposed agenda with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended.

Public Comment

A homeowner requested a status update on the security cameras. She also noted that there is dead landscaping which didn't come back after the winter, and she had informed the district manager regarding a downed light pole in the community. Director Fellows stated that the park security cameras and poles are being installed soon, and April was a very dry month and the landscaping consultant is working on bringing the landscaping back to life. Mr. Guzman-Peonio responded that he is currently working to get the light repaired.

A homeowner inquired about public improvements that were damaged due to a car accident. Mr. Guzman-Peonio responded that the landscaping was repaired today and he is currently working with Xcel Energy to get the utilities repaired and replaced. Mr. Guzman-Peonio also noted that he received insurance information from the driver involved in the accident and will be contacting the insurance provider to begin the claims process.

A homeowner inquired if there is anything that can be done about the landscapers and the damage happening to the sprinkler heads on the tree lawn. Director Fellows responded that the landscaper should repair and/or replace the sprinkler head and if the damage causes additional water bills, that should be addressed by the HOA.

Consent Agenda

Director Fellows reviewed the items on the consent agenda with the Boards. Ms. Murphy 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:

- April 21, 2022 Joint Regular Meeting Minutes; and
- Claims Listing in the amount of \$34,125.70

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

District Manager’s Report	Mr. Krause reviewed the District Manager’s Report with the Board. He updated the Board that the reserve study is to be completed by July 7, and Advance CAC will start next week.
Construction Update	General discussion.
Update on Design of Painted Prairie Logo and Color Scheme	Deferred.
Update on Lighting	Deferred.
Discuss Landscape Maintenance Warranty Renewal	Mr. Guzman-Peonio noted that he is working with Mr. Fix and that landscape maintenance will go out to bid in June.
Other Facilities Management/District Operations Matters	None.

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

General Updates	Mr. Fix informed the Board of District No. 1 that enhancements at High Prairie Park will begin soon. Director Fellows summarized that the enhancements to High Prairie Park will include slides, swings, public art, shade structure, tables, and benches.
Discuss and Consider Approval of Change Orders	None.

Legal Matters

Consider Approval of Termination of Intergovernmental Agreement Concerning District Operations and Outstanding Reimbursement	Mr. Waldron reviewed the Termination of Intergovernmental Agreement Concerning District Operations and Outstanding Reimbursement Obligations with the Boards of District Nos. 1-9. He noted that Mr. Ruhland represented District Nos. 2-9 on the agreement. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1-9 unanimously approved
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Obligations (District Nos. 1-9) the Termination of Intergovernmental Agreement Concerning District Operations and Outstanding Reimbursement Obligations.

Discuss and Consider Mr. Waldron discussed the acceptance of the Temporary Retention Pond Improvements under Easement Agreement (56th Avenue Retention Pond Improvements) with the Board of District No. 1 noting that the District received a request from Town Center Metropolitan District for District No. 1 to accept the temporary retention pond. Director Fellows noted that the construction is scheduled to begin in the next 60 days and that the Town Center Metropolitan District has provided payment to the District. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved acceptance of the the Temporary Retention Pond Improvements under Easement Agreement.

Other Legal Matters None.

Financial Matters

Review and Consider Approval of Unaudited Financials Deferred.

Public Hearing on 2021 Budget Amendment (District No. 1) Director Fellows opened the public hearing on the 2021 Budget Amendment. Ms. Murphy noted that notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolution Amending 2021 Budget (District No. 1) Ms. Wheeler reviewed the Resolution Amending the 2021 Budget with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the resolution amending the Special Revenue Fund to \$612,000, and the Capital Project Fund to \$2,691,000.

Public Hearing on 2021 Budget Amendment (District No. 2) Director Fellows opened the public hearing on the 2021 Budget Amendment. Ms. Murphy noted that notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Approval of Resolution Amending 2021 Budget (District No. 2) Ms. Wheeler reviewed the Resolution Amending the 2021 Budget with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously adopted the resolution amending the General Fund to \$28,886.

Approve/Ratify Requisition No. 43/Draw No. 34 from Escrow Funds (District No. 1)

Ms. Wheeler reviewed Requisition No. 43 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. 43/ Draw No. 34 from Escrow Funds.

Discussion Regarding District No. 1 Park and Recreation Fees (District No. 4 Property)

The Board of District No. 1 engaged in general discussion regarding the Park and Recreation Fee for property within District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously confirmed that the park and recreation fee for property within District No. 4 will remain as currently set.

Other Financial Matters

None.

Other Business

Director Fellows noted that he spoke with the City of Aurora Police Department and the community will be receiving additional patrols, he also noted that the homebuilders are willing to fund additional private security to provide more coverage in the community.

Public Comment

A homeowner stated she is currently working to get a Neighborhood Watch program started in the community and will be reaching out to Mr. Guzman-Peonio for assistance.

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.

Dustin Anderson
Dustin Anderson (Jun 23, 2022 16:00 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 22nd day of June, 2022.