

MINUTES OF THE JOINT REGULAR MEETING OF
THE BOARDS OF DIRECTORS OF

PAINTED PRAIRIE BUSINESS IMPROVEMENT
DISTRICT NUMBER ONE AND PAINTED PRAIRIE
BUSINESS IMPROVEMENT DISTRICT NUMBER
TWO

Held: Thursday, August 18, 2022, at 11:00 a.m. via
teleconference and at 5750 DTC Parkway, Suite 210,
Greenwood Village, CO 80111.

Attendance

The regular 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

Also present were Clint C. Waldron, Esq., Megan J. Murphy, Esq.,
and Tate Crosby, White Bear Ankele Tanaka & Waldron, District
General Counsel; Diane Wheeler, Simmons & Wheeler, P.C,
District Accountant; Barney Fix, Merrick & Company, Painted
Prairie Metropolitan District No. 1 Engineer; Matt Ruhland,
Collins Cockrel & Cole, General Counsel to the Painted Prairie
Public Improvement Authority; Britta Schurle, Kent Krause and
Maci Watlington, Advance HOA Management, Inc., Painted
Prairie Metropolitan District No. 1 Manager; Douglas Hatfield,
Alberta Development.

**Call to Order/Declaration
of Quorum**

Director Fellows noted that a quorum of the Boards was present
and called the meeting to order at 11:33 a.m.

**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. Ms. Murphy
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, 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.

Meeting Notice and Posting

Mr. Krause noted that the meeting had been noticed and posted in accordance with Colorado law.

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.

Approval of Agenda

Ms. Murphy 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

None.

Consent Agenda

The Boards reviewed the items on the consent agenda. 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:

- October 21, 2021 Regular Meeting Minutes.

Legal Matters

Discuss 2022 Legislative Update

Ms. Murphy reviewed the 2022 legislative update with the Boards.

Consider Approval of 2023 Operating Plans

Ms. Murphy reviewed the 2023 Operating Plans with the Boards. She noted that the 2021 Operating Plans are similar to the 2022 Operating Plans. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the 2023 Operating Plans, subject to final legal review.

Other Legal Matters

None.

Financial Matters

Consider Acceptance of Unaudited Financials

Deferred.

Approval of Claims

Ms. Wheeler reviewed the claims with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims in the amount of \$19,475.11.

Other Financial Matters

None.

Director’s Business

Development Update

Director Fellows provided a development update to the Boards noting that there may be a hotel project in 2024 and informed the Boards that there has been progress on engaging restaurants that should be within the boundaries of the Districts as well.

Discuss Board Vacancies

Deferred.

Other Business

Director Fellows noted that the Boards are confirming, reaffirming, and ratifying the relocation of the Districts’ boundaries which were moved to the Town Center and that an Ordinance was passed and recorded by the City of Aurora to reflect the same.

Adjournment

There being no further business to come before the Boards and following discussion, upon a motion duly made, the Boards unanimously 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 (Sep 30, 2022 15:04 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 29th day of September, 2022.