

MINUTES OF THE JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS OF

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

Held: Thursday, September 29, 2022, at 11:15 a.m. via  
teleconference and at 5750 DTC Parkway, Suite 210, Greenwood  
Village, CO 80111.

**Attendance**

The 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

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, Painted Prairie  
Metropolitan District No. 1 Engineer; and Kent Krause, Advance  
HOA Management, Inc., Painted Prairie Metropolitan District No.  
1 Manager.

**Call to Order/Declaration  
of Quorum**

Director Fellows noted that a quorum of the Boards was present  
and called the meeting to order.

**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.

**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 presented.

**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:

- August 18, 2022 Joint Regular Meeting Minutes.

### **Legal Matters**

Consider Adoption of Resolution Requesting Appointment of Directors to the Board (District Number One) Ms. Murphy reviewed the Resolution Requesting Appointment of Directors with the Board of District Number One noting that these resolutions express the District's intent to have Douglas Hatfield and Kevin Collins appointed to the Board and that the City handles the appointment process. Following discussion, upon a motion duly made and seconded, the Board of District Number One unanimously adopted the resolution and approved the appointments.

Consider Adoption of Resolution Requesting Appointment of Directors to the Board (District Number Two) Ms. Murphy reviewed the Resolution Requesting Appointment of Directors with the Board of District Number Two noting that these resolutions express the District's intent to have Douglas Hatfield and Kevin Collins appointed to the Board and that the City handles the appointment process. Following discussion, upon a motion duly made and seconded, the Board of District Number Two unanimously adopted the resolution and approved the appointments.

Other Legal Matters None.

### **Financial Matters**

Other Financial Matters None.

**Director's Business**

**Development Update**

Director Fellows provided a development update to the Boards noting that there are plans for two hotels to be built within the Districts and remit public improvement fee revenues.

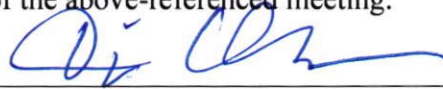
**Other Business**

None.

**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.



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Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 2<sup>nd</sup> day of November, 2022.