

MINUTES OF A JOINT REGULAR MEETING OF THE  
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, July 27, 2023, at 11:00 a.m., via teleconference  
and at 5750 DTC Parkway, Suite 210, Greenwood Village, CO  
80111.

The joint 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  
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; Kent Krause, Hannah Wasson, and Britta Schurle,  
Advance HOA Management, Inc., District Manager; Madison  
Phillips, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., Painted  
Prairie Public Improvement Authority General Counsel; and  
homeowners.

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 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

Mr. Krause confirmed the meeting notices were posted as required by law.

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 presented.

**Public Comment**

None.

**Consent Agenda**

Director Fellows reviewed the item on the consent agenda with the Boards. The item was not requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following item on the consent agenda was unanimously approved, ratified and adopted:

- June 22, 2023 Joint Regular Meeting Minutes; and
- 2022 Consolidated Annual Report.

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

District Manager's Report

Mr. Krause reviewed the District Management Report with the Board of District No. 1 and provided an update on HB23-110. Mr. Krause also noted that the security camera system has been installed and is operational.

Other Facilities  
Management/District  
Operations Matters

None.

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

Update on High Prairie Park  
Enhancements

Mr. Fix noted that the High Prairie Park Enhancements have been completed and there will be a walkthrough on these items in the next week.

Update on Amber Park  
Enhancements

Mr. Fix noted that bids have been received and are being reviewed.

Update on Tree Replacement  
Evaluation

Deferred.

Other Construction Updates Mr. Fix noted that the dog park construction is beginning. Director Fellows noted that several projects are going and there continues to be unprecedented water which is creating challenges for construction progress and costing several hundred thousand dollars in mitigation efforts.

**Legal Matters**

Discuss Scheduling Town Hall Meeting Required by SB23-110 The Boards engaged in general discussion regarding the Town Hall Meeting required by SB23-110 and requested that a meeting be confirmed for late September or early October in the evening at High Pointe Academy.

Other Legal Matters None.

**Financial Matters**

Review Unaudited Financial Statements Ms. Wheeler reviewed the May 31, 2023 unaudited financials with the Boards of District Nos. 1 & 2.

Review and Approve Accounts Payable in the amount of \$74,014.62 Ms. Wheeler reviewed the accounts payable in the amount of \$74,014.62 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the accounts payable in the amount of \$74,014.62.

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.

Timothy OConnor  
Timothy OConnor (Sep 6, 2023 13:49 MDT)

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Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 24th day of August, 2023.