

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, October 26, 2023, at 3:30 p.m., via teleconference and at 5750 DTC Parkway, Suite 210, Greenwood Village, CO 80111.

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., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, PC, District Accountant; Kent Krause, Britta Reza and Hannah Wasson, Advance HOA Management, Inc., District Manager; Barney Fix of Merrick & Company, District Engineer; Matthew Ruhland, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., Painted Prairie Public Improvement Authority General Counsel; Julia Johnson, Life at Painted Prairie; 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	<p>Director Fellows reviewed the item on the consent agenda with the Boards. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:</p> <ul style="list-style-type: none"> <li data-bbox="673 961 1388 997">– September 28, 2023 Joint Regular Meeting Minutes; <li data-bbox="673 1003 1458 1075">– September 25, 2023 Townhall Meeting Minutes (District Nos. 1-3); and <li data-bbox="673 1081 1458 1152">– Special District Disclosure Notices Pursuant to §32-1-809, C.R.S.
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. Mr. Krause provided an update on the Prairie Harvest Festival event noting that there were almost 2,000 attendees. Mr. Krause noted that the irrigation system has been winterized and they continue to have vandalism at High Prairie Park.. Mr. Krause informed the Board that they are in the process of reviewing the security camera footage.
Other Facilities Management/District Operations Matters	None.
Construction Updates (District No. 1)	
Update on Amber Park Enhancements	Mr. Fix noted that work on Amber Park enhancements is on schedule and will begin after the dog park is completed.

Update on Tree Replacement Evaluation Deferred until spring of 2024.

Update on Dog Park Mr. Fix noted that construction on the dog park is going well with concrete installation this week or next week and anticipated completion for Thanksgiving.

Other Construction Updates Mr. Fix noted that construction of the Town Center is moving forward.

Legal Matters

Consider Adoption of 2024 Joint Annual Administrative Resolution Mr. Waldron reviewed the 2024 Joint Annual Administrative Resolution with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the 2024 Joint Annual Administrative Resolution.

Discuss and Review Insurance General Liability Schedule and Limits, Consider Authorization to Bind Coverage The Boards reviewed the current general liability schedules and limits. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the general liability schedule and authorized legal counsel to bind coverage.

Review Property Schedule (District No. 1) The Board of District No. 1 reviewed the property schedule. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the property schedule and authorized legal counsel to bind coverage.

Consider Approval of 2024 BMO Worker's Compensation Proposals The Boards reviewed the 2024 BMO Worker's Compensation Proposals. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the 2024 BMO Worker's Compensation Proposals and authorized legal counsel to bind coverage.

Consider Approval of 2024 Agency Fee Invoice from T-Charles Wilson for Broker Services The Boards reviewed the 2024 Agency Fee Invoice from T-Charles Wilson for Broker Services. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the 2024 Agency Fee Invoice from T-Charles Wilson for Broker Services.

Discuss District Website Compliance with WCAG 2.1 AA Requirements for ADA Compliance Mr. Waldron provided an update on the status of the State's rulemaking process to adopt accessibility standards for special District websites.

Consider Adoption of Resolution Adopting a The Boards engaged in general discussion regarding adoption of a website accessibility policy. Following discussion, upon a motion

Website Accessibility Policy	duly made and seconded, the Board unanimously approved adoption of a Website Accessibility Policy subject to final legal review.
Consider Approval of Joint Contractor Agreement with Heatherly Creative for Website Maintenance and Management	Mr. Waldron reviewed the Joint Contractor Agreement with Heatherly Creative for Website Maintenance and Management with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Contractor Agreement with Heatherly Creative for Website Maintenance and Management.
Other Legal Matters	None.

Financial Matters

Review Unaudited Financial Statements	Ms. Wheeler reviewed the September 30, 2023, unaudited financial statements with the Boards.
Review and Approve Accounts Payable in the amount of \$127,631.10	Ms. Wheeler reviewed the accounts payable in the amount of \$127,631.10 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the accounts payable in the amount of \$127,631.10.
Public Hearing on 2023 Amended Budget (<i>if necessary</i>)	Not needed.
Consider Adoption of Resolutions Amending 2023 Budget (<i>if necessary</i>)	Not needed.
Discuss Requirements of SB23-303 Relating to Limitations on Property Tax Revenue	Ms. Wheeler reviewed the Requirements of SB23-303 Relating to Limitations on Property Tax Revenue with the Boards.
Public Hearing on proposed 2024 Budget (District No. 1)	Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 1)	Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds

therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 2) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 2) Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund and mills for the Debt Service fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 3) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 3) Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund and mills for the Debt Service fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 4) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 4) Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 5) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 5)

Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 5. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 6)

Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 6)

Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 6. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 7)

Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 7)

Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 7. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 8)

Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 8)

Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 8. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 9) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 9) Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 9. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 10) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 10) Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 10. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 11) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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 Resolutions Adopting the 2024 Budget (District No. 11) Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 11. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Public Hearing on proposed 2024 Budget (District No. 12) Director Fellows opened the public hearing on the proposed 2024 Budget. Mr. Waldron noted that the 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.

Ms. Wheeler reviewed the 2024 Budget and Budget Resolution with the Board of District No. 12. Following discussion, upon a

Consider Approval of motion duly made and seconded, the Board unanimously adopted Resolutions Adopting the the resolution adopting the 2024 Budget, appropriating funds 2024 Budget (District No. 12) therefor and certifying mills for the General Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Discuss Investment Direction Ms. Wheeler noted that the Districts' funds are invested in Colotrust. The Board noted they would like to keep the funds in Colotrust.

Other Financial Matters None.

Other Business

Consider Approval of Mr. Waldron reviewed the Resolutions Appointing Resolutions Appointing Representatives to Authority Board of Directors with the Boards Representatives to Authority of District Nos. 2-7. Following discussion, upon a motion duly Board of Directors (District made and seconded, the Boards of District Nos. 2-7 approved the Nos. 2-7) Resolutions Appointing Representatives to Authority Board of Directors.

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 (Dec 4, 2023 10:33 MST)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 30th day of November, 2023.