

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, May 23, 2024, 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 **joined where indicated*

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; Kelsie Treloar and Kirstin Haarhues, Advance HOA
Management, Inc., District Manager; Matt Ruhland, 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

Ms. Treloar 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

A homeowner voiced concerns about the dog park and the dust and substrate having caused his dog to have respiratory issues. Director Fellows noted that rock is granite and that he will look into the issue.

Consent Agenda

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

- April 25, 2023 Joint Regular Meeting Minutes; and
- Independent Contractor Agreement with BeanStalk Builders, LLC for Playground Inspections (District No. 1).

Facilities Management/District Operations (District No. 1)

District Manager’s Report

Ms. Treloar reviewed the District Management Report with the Board of District No. 1.

Landscape Improvement Proposals

Deferred.

Other Facilities Management/District Operations Matters

None.

Legal Matters

Update on City IGA form for District Maintenance (District No. 1)

Mr. Waldron provided an update on the Intergovernmental Agreement with the City of Aurora (the “City”) for District Maintenance noting that he has requested the City provide the form agreement, but has not received a response yet.

Discuss and Consider Acceptance of Real Property In Filing Nos. 8 and Town Center Filing No. 3 (District No. 1) Ms. Murphy reviewed the Resolutions Regarding Acceptance of Real Property in Filing Nos. 8 and Town Center Filing No. 3 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the resolutions.

Consider Approval of Access and Maintenance Easement Agreement (Town Center Filing No. 3) (District No. 1) Ms. Murphy reviewed the Access and Maintenance Easement Agreement (Town Center Filing No. 3) with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the Access and Maintenance Easement Agreement (Town Center Filing No. 3).

Other Legal Matters None.

Financial Matters

Consider Approval of Claims Listing in the amount of \$50,226.28 Ms. Wheeler reviewed the claims listing in the amount of \$50,226.28 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims in the amount of \$50,226.28.

Discuss March 31, 2024, Unaudited Financial Statements Ms. Wheeler reviewed the March 31, 2024 unaudited financial statements with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the unaudited financials.

Review and Consider Approval of 2023 Draft Audits (District Nos. 1 & 2) Ms. Wheeler reviewed the 2023 draft Audits with the Boards of District Nos. 1 & 2. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1 & 2 unanimously approved the draft Audits subject to legal review and receipt of clean opinions from the auditor.

Other Financial Matters None.

Other Business

Update on Regional Authority Director Fellows provided an update to the Boards.

**Director Hatfield joined*

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.

Tim O'Connor

Tim O'Connor (Jul 29, 2024 12:23 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 27th day of June, 2024.