

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, June 27, 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

Director Hatfield was absent and excused.

Also present were: Clint C. Waldron, Esq., White Bear Ankele
Tanaka & Waldron, District General Counsel; Diane Wheeler,
Simmons & Wheeler, PC, District Accountant; Kelsie Treloar,
Advance HOA Management, Inc., District Manager; Madison
Phillips, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., Painted
Prairie Public Improvement Authority General Counsel; and
Barney Fix, Merrick & Company, District Engineer.

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.

**Consider Appointment to
Fill Vacancy; Administer
Oaths of Office, Consider
Election of Officers**

Tabled.

Public Comment

None.

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:

- May 23, 2024 Joint Regular Meeting Minutes;
- Termination of Contract Agreement with Heatherly Creative for Website Services; and
- Contractor Agreement with PrepRite for Refinishing Services (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

Ms. Treloar reviewed the proposal for the native picnic area, south of The Fort in the amount of \$2,070.07 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Ms. Treloar reviewed the proposal for the cobble under the BBQ at The Beach in the amount of \$2,075.90 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Ms. Treloar reviewed the proposal for top dress mulch in all four parks in the amount of \$59,457.96 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 proposal.

Other Facilities
Management/District
Operations Matters

The Board of District No. 1 reviewed the proposal from C&E Electrical. The Board of District No. 1 requested Ms. Treloar obtain a second proposal from CC&E. No action was taken.

Legal Matters

Consider Approval of Joint Resolution Adopting a Digital Accessibility Policy and Designating an Accessibility Officer

Mr. Waldron reviewed the Joint Resolution Adopting a Digital Accessibility Policy and Designating an Accessibility Officer with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Update on City IGA form for District Maintenance

Mr. Waldron provided an update on the City IGA form for District maintenance to the Boards. Director Fellows will reach out to the City.

Discuss and Review Legislative Memorandum

Mr. Waldron reviewed the Legislative Memorandum with the Boards.

Consider Approval of First Amendment to Amended and Restated Independent Contractor Agreement with Advance HOA Management, Inc. for Management Services (District No. 1)

Deferred.

Other Legal Matters

None.

Financial Matters

Consider Approval of Claims Listing in the amount of \$67,169.85

Ms. Wheeler reviewed the claims listing in the amount of \$67,169.85 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims in the amount of \$67,169.85.

Consider Approval of Unaudited Financial Statements

Ms. Wheeler reviewed the unaudited financial statements with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the unaudited financials.

Other Financial Matters

None.

Other Business

Update on Regional Authority No update.

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 25, 2024 15:42 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 25th day of July, 2024.