

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, November 30, 2023, at 11:00 a.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; Madison Phillips, Esq. and Matthew Ruhland, Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., Painted Prairie Public Improvement Authority General Counsel; and Cheryl Schuette, Life at Painted Prairie.

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. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- October 26, 2023 Joint Regular Meeting Minutes; and
- Independent Contractor Agreement with Schultz Industries, Inc. for 2023/2024 Snow Removal Services.

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 noting that the last event of the season is this weekend.

Discuss Dog Park Rules

Mr. Krause reviewed the Dog Park Rules with the Board noting that the dog park opened the day before Thanksgiving and there has been good community feedback. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the Dog Park Rules subject to final legal review.

2024 Landscape Contract

Ms. Krause reviewed the proposal from Schultz for 2024 Landscape Maintenance Services 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 from Schultz.

Outpost Swing Structure Modification

Mr. Krause reviewed the Outpost Swing Structure Modification 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 Outpost Swing Structure Modification in the amount of \$848.00.

Playground Mats

Mr. Krause reviewed the playground mat proposal 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 for playground mats in the amount of \$1,867.81.

Other Facilities Management/District Operations Matters

Mr. Krause reviewed a proposal from Landscape Forms for Shade Umbrellas. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the proposal for Shade Umbrellas in the amount of \$17,346.60 subject to confirmation of funds by accountant.

Mr. Krause reviewed the invoices from Mile High Lighting for installation of Holiday Lighting in the amount of \$4,694.02 and \$2,626.00 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 invoices from Mile High Lighting.

Construction Updates (District No. 1)

Construction Updates Deferred.

Consider Initial Acceptance of Filing 3 - Streetscapes and Pocket/Linear Parks Deferred.

Legal Matters

Other Legal Matters None.

Financial Matters

Review Unaudited Financial Statements Deferred.

Review and Approve Accounts Payable in the amount of \$122,277.92 Ms. Wheeler reviewed the accounts payable in the amount of \$122,277.92 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the accounts payable in the amount of \$122,277.92,

Other Financial Matters None.

Other Business

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 22, 2023 11:50 MST)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 22nd day of December, 2023.