

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, April 25, 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

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.

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:

- March 28, 2023 Joint Regular Meeting Minutes;
- Independent Contractor Agreement with Schultz Industries, Inc. for 2024 Landscape Maintenance Services (District No. 1); and
- Master Service Agreement with Streamline.

Facilities Management/District Operations (District No. 1)

District Manager's Report

Deferred.

Landscape Improvement Proposals

Consider Approval of Proposal from Beanstalk Builders for Playground Inspections in the amount of \$1,660

Ms. Treloar reviewed the proposal from Beanstalk Builders for Playground Inspections in the amount of \$1,660 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal from Beanstalk Builders for Playground Inspections.

Other Facilities Management/District Operations Matters

None.

Legal Matters

Update on City IGA form for District Maintenance (District No. 1) Director Fellows noted that he will request an update from the City of Auora.

Discuss and Consider Acceptance of Real Property In Filing Nos. 3, 4, 5, and 7 (District No. 1) Mr. Waldron reviewed the Resolutions Regarding Acceptance of Real Property in Filing Nos. 3, 4, 5 & 7 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 (Filing No. 3) (District No. 1) Mr. Waldron reviewed the Access and Maintenance Easement Agreement (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 (Filing No. 3).

Other Legal Matters None.

Financial Matters

Consider Approval of Claims Listing in the amount of \$99,830.87 Ms. Wheeler reviewed the claims listing in the amount of \$99,830.87 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims in the amount of \$99,830.87.

Discuss February 29, 2024 Unaudited Financial Statements (District Nos. 1, 2 & 3) Ms. Wheeler reviewed the unaudited financial statements with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the financials.

Other Financial Matters None.

Other Business None.

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

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 (May 28, 2024 17:02 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 23rd day of May, 2024.