

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, March 17, 2022 at 11:00 a.m., at 5750 DTC
Parkway Suite 210, Greenwood Village, CO 80111 and via
teleconference.

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 Megan J. Murphy, Esq., White Bear Ankele
Tanaka & Waldron, District General Counsel; Diane Wheeler,
Simmons & Wheeler, PC, District Accountant; Barney Fix,
Merrick & Company, District Engineer; Matt Ruhland, Collins
Cockrel & Cole, General Counsel to the Painted Prairie Public
Improvement Authority; John Guzman-Peonio and Maci
Watlington, Advance HOA Management, Inc., District Manager;
and members of the public.

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

Ms. Murphy 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. Director Fellows
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. Murphy 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 amended.

Public Comment

A homeowner noted that there are streetlights that are out of service and the District Manager is working on replacing the lights.

A homeowner requested a list of community approved plants and trees. The Board directed the District Manager to provide.

Consent Agenda

Director Fellows reviewed the items on the consent agenda with the Boards. Ms. Murphy advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- February 17, 2022 Joint Special Meeting Minutes;
- Settlement Agreement with Forestar (USA) Real Estate Group Inc. (District No. 1);
- Independent Contractor Agreement with Security Surveillance System (District No. 1); and
- Tensile Shade Product, LLC Proposal (District No. 1).

**Facilities
Management/District
Operations (District No. 1)**

District Manager's Report

Mr. Guzman-Peonio reviewed the District Manager's Report with the Board of District No. 1. Mr. Guzman-Peonio reviewed the proposal for wood staining in the amount of \$44,510 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 directed Mr. Guzman-Peonio to obtain additional proposals for consideration at the next meeting.

Mr. Guzman-Peonio reviewed the proposal for concrete anti-graffiti coating in the amount of \$11,810 with the Board of District No. 1. Following discussion, upon a motion duly made and

seconded, the Board of District No. 1 directed Mr. Guzman-Peonio to obtain additional proposals for consideration at the next meeting.

Discuss Administrative Assistant and Maintenance Man Mr. Guzman-Peonio introduce the new Administrative Assistant to the Boards and noted he is stilling looking for a Maintenance Man.

Discuss and Consider Approval of Reserve Study Proposals Mr. Guzman-Peonio reviewed the three proposals for reserve study 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 Association Reserves.

Discuss Engagement of Landscaping Contractor Mr. Guzman-Peonio informed the Board of District No. 1 that the homeowners association (“HOA”) has engaged Schultz Industries for Landscaping Maintenance Services. Following discussion, upon a motion duly made and seconded, the Board unanimously authorized Mr. Guzman-Peonio to obtain a proposal from BrightView for the planting pots and pre-authorized any proposal within 20% of last year’s bid.

Other Facilities Management/District Operations Matters None.

Construction Updates (District No. 1)

General Updates Mr. Fix noted that developer maintenance agreements for the parks end in August and he is working on installation of submeters for water on 60th Ave.

Director Fellows noted that construction in sequences 2C and 2D is going well.

Discuss and Consider Approval of Change Orders None.

Legal Matters

Discuss and Consider Approval of District Procurement Policy Ms. Murphy reviewed the Procurement Policy with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Procurement Policy and Adopted the Resolution Establishing a Procurement Policy.

Discuss District Disclosure Ms. Murphy reviewed the District Disclosure with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the disclosure subject to final review and sign off by Directors O’Connor and Hatfield.

Other Legal Matters None.

Financial Matters

Review and Consider
Approval of Unaudited
Financials None.

Review and Consider
Approval of Claims Ms. Wheeler reviewed the claims listing in the amount of \$71,507.84 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims listing in the amount of \$71,507.84.

Approve/Ratify Requisition
No. 41/Draw No. 32 from
Escrow Funds (District No.
1) Ms. Wheeler reviewed Requisition No. 41 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Requisition No. 41/ Draw No. 32 from Escrow Funds.

Other Financial Matters Ms. Wheeler noted that she is working on audit exemptions for District Nos. 3-12.

Other Business A homeowner inquired about the Town Center and Dog Park. Director Fellows provided updates on construction and the approval process with the City.

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.

Dustin Anderson
Dustin Anderson (Apr 22, 2022 13:56 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 21st day of April, 2022.