

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, March 28, 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 (*arrived 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; Kent Krause, Rachel Hillis and 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 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.

**Director Hatfield arrived*

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:

– February 22, 2023 Joint Regular Meeting Minutes.

**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 and introduced Ms. Treloar.

Landscape Improvement
Proposals

Mr. Krause reviewed the proposal from Schultz Industries, Inc. for flower pot improvements at High Prairie Park 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 Industries, Inc. in the amount of \$7,950.

Other Facilities
Management/District
Operations Matters

Mr. Krause requested the Board of District No. 1 approve a credit card for Ms. Treloar. Director Fellows noted he does not like the idea of a credit card. Ms. Wheeler noted she has more clients going towards this because there isn’t a better option. She also noted this method had been used by Advance HOA on other projects and it is going well. The Board of District No. 1 deferred this item until the next meeting.

**Construction Updates
(District No. 1)**

Construction Updates This item was deferred.

Legal Matters

Consider Approval of Termination of License and Cost-Share Agreement (District No. 1) Ms. Murphy reviewed the Termination of License and Cost-Share Agreement 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 agreement.

Consider Approval of Amended and Restated Access and Maintenance Easement Agreement (Filing No. 1) (District No. 1) Ms. Murphy reviewed the Amended and Restated Access and Maintenance Easement Agreement (Filing No. 1) 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 agreement.

Update on City IGA form for District Maintenance (District No. 1) Mr. Waldron provided an update on the status of the Form Intergovernmental Agreement with the City of Aurora (the “City”) for district maintenance to the Board of District No. 1. Director Fellows noted that the City is working on their form IGA.

Discuss the Governor’s Office of Information Technology Adoption of Permanent Rules, 8 CCR 1501-11, Rules Establishing Technology Accessibility Standards The Board of District No. 1 discussed the rules establishing technology standards.

Discuss Platform Hosting Options The Board of District No. 1 discussed the platform hosting options. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved switching to Streamline.

Discuss and Consider Preliminary Acceptance of High Prairie Park Enhancements and Dog Park Improvements (District No. 1) Ms. Murphy reviewed the Preliminary Acceptance of High Prairie Park Enhancements and Dog Park Improvements with District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the preliminary acceptance.

Other Legal Matters None.

Financial Matters

Consider Approval of Claims Listing in the amount of \$78,602.04 Ms. Wheeler reviewed the claims listing in the amount of \$78,602.04 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims and an increase in the insurance payment.

Consider Approval of Applications for Exemptions from Audit (District Nos. 3-12)

Ms. Wheeler reviewed the 2023 Applications for Exemption from Audit with the Boards of District Nos. 3-12. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 3-12 unanimously approved the exemptions.

Discuss Unaudited Financials

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

Other Financial Matters

None.

Other Business

None.

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 O'Connor

[Timothy O'Connor \(May 1, 2024 11:20 MDT\)](#)

Secretary for the Meeting, District Nos. 1-12

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