

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, August 19, 2021 at 11:00 a.m., at 5750 DTC
Parkway Suite 210, Greenwood Village, CO 80111 and via
teleconference.

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 (via telephone)
Douglas Hatfield (via telephone)
Dustin Anderson

Also present were Clint C. Waldron, Esq., Megan J. Murphy, Esq.,
White Bear Ankele Tanaka & Waldron, District General Counsel;
and Diane Wheeler, Simmons & Wheeler, PC, District
Accountant.

Present via telephone were John Guzman-Peonio, Advance HOA
Management, District Manager; Barney Fix, Merrick & Company,
District Engineer; Matt Ruhland, Collins Cockrel & Cole, General
Counsel to the Painted Prairie Public Improvement Authority; and
a homeowner.

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. Mr. 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 herein, 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. Waldron confirmed the meeting notices were posted as required by law.

Approval of Agenda

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda.

Public Comment

None.

Consent Agenda

Director Fellows reviewed the items on the consent agenda. Mr. Waldron advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. 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 and ratified:

- July 15, 2021 Joint Special Meeting Minutes
- Contract with Zisk Enterprises Inc. doing business as Wash on Wheels

**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, noting 259 homes have closed, and Tract H & R have been turned over to the HOA. Mr. Guzman-Peonio was asked to provide the tract turnover documents to the District.

Discuss Full Time
Maintenance Job Description

Deferred.

Update on Security Camera
Installation

Mr. Fix provided an update on Security Camera Installation to the Board. Mr. Fix noted the electrical and poles have been bid out, with Ventura Electric, Inc providing the only bid. It was noted that the bid was by the Authority, and the Authority will be awarding and managing the contract.

Other Facilities
Management/District Operations Matters None.

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

General Updates Mr. Fix provided an update to the Board of District No. 1 on construction matters. Director Fellows provided an update on park maintenance.

Discuss and Consider Approval of Change Orders None.

Discuss High Prairie Park Enhancements and Status of Bid Mr. Fix discussed the High Prairie Park Enhancements and Status of Bid with the Board of District No. 1. Mr. Fellows noted that an Intergovernmental Agreement between the District and the Painted Prairie Public Improvement Authority (the “Authority”) for District funding and Authority building will be needed, and that the Authority’s legal counsel will draft for Board consideration.

Discuss Status Public Art Director Fellows discussed the Status of Public Art with the Board, noting that the Intergovernmental Agreement discussed above will also include the Public Art.

Legal Matters

Consider Approval of Joint Resolution Designating the Location of Regular Meetings of the Board of Directors Ms. Murphy reviewed the Joint Resolution Designating the Location of Regular Meetings of the Board of Directors with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution, and determined to hold meetings in person with a call-in option.

Consider Approval of Termination of Intergovernmental Agreement Concerning District Operations and Outstanding Reimbursement Obligations (District Nos. 1-9) Ms. Murphy reviewed the Termination of Intergovernmental Agreement Concerning District Operations and Outstanding Reimbursement Obligations with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1-9 unanimously approved the termination, subject to final review by conflict counsel for District Nos. 2-9.

Other Legal Matters None.

Financial Matters

Review and Consider Acceptance of Unaudited Financial Statements None.

Review and Consider
Approval of Claims Payable

Ms. Wheeler reviewed the Claims Payable with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims payables.

Approve/Ratify Requisition
No. 34/Draw No. 25 from
Escrow Funds (District No.
1)

Ms. Wheeler reviewed Requisition No. 34 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. 34.

Discuss and Consider
Approval of 2020 Audit
(District Nos. 1 & 2)

Ms. Wheeler provided an update to the Boards of District No. 1 and 2 regarding the status of the 2020 Audits noting that the auditor is still working on their review and the final copies will be included for consideration at the next meeting.

Other Financial Matters

None.

Other Business

Discuss and Consider
Appointment(s) to Painted
Prairie Public Improvement
Authority

Deferred.

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.

Douglas S Hatfield
[Douglas S Hatfield \(Sep 22, 2021 09:35 MDT\)](#)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 16th day of September, 2021.