

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, April 27, 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., 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; Kent Krause,
Rachel Hillis, and Britta Schurle, Advance HOA Management,
Inc., District Manager; Matt Ruhland, Esq. and Madison Phillips,
Esq., Cockrel Ela Glesne Greher & Ruhland, P.C., Painted Prairie
Public Improvement Authority General Counsel; and
homeowners.

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. Ms. Murphy
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 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 23, 2023 Joint Special Meeting Minutes.

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

District Manager’s Report Mr. Krause reviewed the District Management Report with the Board.

Flower Installation Proposal Mr. Krause reviewed the proposal from Schultz Industries, Inc. for Flower Pot Installation at High Prairie Park in the amount of \$7,950.00 with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the proposal.

Parking Lot Painting/Striping Proposal Mr. Krause reviewed the proposals for parking lot painting and striping 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 Tendit Group in the amount of \$777.00.

Backflow Testing Proposal Mr. Krause reviewed the backflow testing proposal from Hall Landscape Contractors with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the proposal not to exceed \$2,000.

Ratification of Dog Station Equipment Purchase Mr. Krause reviewed the invoice from Advance HOA Management, Inc. for dog station equipment purchase with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously ratified the invoice in the amount of \$2,317.67.

Other Facilities Management/District Operations Matters None.

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

Update on High Prairie Park Enhancements Mr. Fix provided an update on the status of High Prairie Park Enhancements noting that work is ongoing and anticipated to be completed in May.

Other Construction Updates None.

Legal Matters

Update on Cancelled Elections Ms. Murphy noted that the elections will be cancelled.

Update on Legislative Matters Ms. Murphy noted that legal counsel will provide a memorandum to the Boards with updates.

Other Legal Matters None.

Financial Matters

Review Unaudited Financial Statements Ms. Wheeler reviewed the February 28, 2023 unaudited financials with the Boards of District Nos. 1 & 2. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1 & 2 unanimously accepted the financials.

Review and Approve Accounts Payable in the amount of \$62,916.96 Ms. Wheeler reviewed the accounts payable in the amount of \$62,916.96 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the accounts payables in the amount of \$62,916.96.

Other Financial Matters None.


Other Business

Director Fellows noted that the quarterly bond report is due soon and that he is working with the District Accountant on a larger narrative regarding the status of development to be included with the report.

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 (Jun 1, 2023 15:13 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 25th day of May, 2023.