

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, April 15, 2021 at 11:00 a.m. via
Teleconference.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Public Health & Environment, and the threat posed by the COVID-19 coronavirus, the meeting was held 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
Douglas Hatfield

Director Anderson was absent and excused.

Also present were Clint C. Waldron, Esq., and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; John Guzman-Peonio, Advance HOA Management, District Manager; Barney Fix, Merrick & Company, District Engineer; and Matt Ruhland, Collins Cockrel & Cole, General Counsel to the Painted Prairie Public Improvement Authority.

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. 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

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

Ms. Murphy 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 as amended.

Public Comment

None.

Consent Agenda

Director Fellows reviewed the items on the consent agenda. 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. 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/or adopted:

- March 25, 2021 Joint Special Meeting Minutes
- November 5, 2019 and November 13, 2019 Joint Special Minutes (District Nos. 2-9)
- December 12, 2019 Joint Organizational Minutes and December 16, 2019 Joint Special Minutes (District Nos. 2-12)
- Fee Resolution (District No. 1)
- Fee Resolution (District No. 3)
- Access and Maintenance Easement Agreement (Garden Courts)

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.

Consider Approval/Ratification of Agreement for Installation of

Mr. Guzman-Peonio reviewed the proposal from Security Surveillance for Installation of Security Cameras at the main community entrances and High Prairie Park. Following

Security Cameras at Main Entrances and Park discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the proposal as presented.

Status of Reserve Study Mr. Guzman-Peonio noted that a draft has been circulated for the Board to review.

Discuss Concerns Reported by Metropolitan Protection Services The Board reviewed the Metropolitan Protection Services daily report. The Board engaged in general discussion regarding same.

Consider Approval of BrightView Proposal for Annual Flowers at Neighborhood Entrances (District No. 1) Mr. Guzman-Peonio reviewed the proposal from BrightView for annual flower planting at neighborhood entrances 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. Mr. Waldron noted that the HOA is to maintain certain flower beds pursuant to the License and Cost Share Agreement.

Consider Approval of BrightView Proposal for Annual Flowers at High Prairie Park (District No. 1) Mr. Guzman-Peonio reviewed the proposal from BrightView for planting annual flowers 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.

Other Facilities Management/District Operations Matters None.

Construction Updates (District No. 1)

General Updates Mr. Fix provided an update to the Boards on the status of district construction.

Discuss and Consider Approval of Change Orders None.

Discuss High Prairie Park Enhancements and Status of Bid Director Fellows informed the Board that they are discussing additional improvements for the park. No action taken.

Discuss Public Art Deferred.

Status of Review of Insurance Audit Mr. Waldron provided an update on the status of insurance audit to the Boards, noting that a review of service contracts is in progress and Mr. Guzman-Peonio and the Insurance Broker are scheduled to walk the community on April 28, 2021 to review the property schedule.

Legal Matters

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 listing with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved payment of the claims in the amount of \$137,503.39 and approved \$1,034.56 claim payment to ECI.

Approve/Ratify Requisition
No. 30/Draw No. 21 from
Escrow Funds (District No.
1) Ms. Wheeler reviewed Requisition No. 30/Draw No. 21 from Escrow Funds 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. 30/Draw No. 21.

Other Financial Matters Ms. Wheeler informed the Boards that Ms. Lamas is going to pay property taxes this week on behalf of PPO.

Other Business

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

Discuss Construction Update Director Fellows updated the Boards on future construction in Phase 2.

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.



Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 20th day of May 2021.