

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, August 24, 2023, 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

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, PC, District Accountant; Kent Krause, Advance HOA Management, Inc., District Manager; Matt Ruhland of Cockrel Ela Glesne Greher & Ruhland, PC; Barney Fix of Merrick & Company, District Engineer; 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

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

A homeowner asked about the equipment at the park, and if baby swings could be considered. Director Fellows shared that Pioneer Park will include an all-access playground feature, and the baby swing at High Plains park will be installed soon.

Consent Agenda

Director Fellows reviewed the item on the consent agenda with the Boards. The item was not requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following item on the consent agenda was unanimously approved, ratified and adopted:

– July 27, 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.

Other Facilities
Management/District
Operations Matters

The Board of District No. 1 reviewed a proposal for holiday lighting from Mile High Lighting and Events. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the holiday lighting proposal for \$7,320.02. Ms. Wheeler noted the 2023 budget includes \$12,000 for holiday lighting.

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

Update on High Prairie Park Enhancements

Mr. Fix noted that the High Prairie Park substantial completion walkthrough has been completed. There are a few punch list items, but otherwise the project is complete.

Update on Amber Park Enhancements

Mr. Fix noted that work on Amber Park enhancements should begin shortly.

Update on Tree Replacement Evaluation Deferred.

Other Construction Updates Director Fellows provided an update on the status of the Dog Park Project noting that they are working with the City of Aurora on a Storm Water Management Plan.

Legal Matters

Consider Approval of Cost Sharing and Construction Agreement (Painted Prairie Dog Park Phase 1) (District No. 3) Mr. Waldron reviewed the Cost Sharing and Construction Agreement with the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the Cost Sharing and Construction Agreement (Painted Prairie Dog Park Phase 1).

Consider Approval of Non-Exclusive Temporary Construction Easement Agreement (District No. 1) Mr. Waldron reviewed the Non-Exclusive Temporary Construction Easement 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 Non-Exclusive Temporary Construction Easement.

Consider Approval of Public Improvements Conveyance Agreement (Painted Prairie Filing 7 – Century Community) (District No. 1) Mr. Waldron reviewed the Public Improvements Conveyance 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 Public Improvements Conveyance Agreement (Painted Prairie Filing 7 – Century Community).

Other Legal Matters None.

Financial Matters

Review Unaudited Financial Statements Ms. Wheeler reviewed the June 30, 2023, unaudited financials with the Boards of District Nos. 1 & 2.

Review and Approve Accounts Payable in the amount of \$77,162.30 Ms. Wheeler reviewed the accounts payable in the amount of \$77,162.30 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the accounts payable in the amount of \$77,162.30.

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 OConnor
Timothy OConnor (Oct 3, 2023 14:10 MDT)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 28th day of September, 2023.