

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, January 20, 2022 at 11:00 a.m., at 5750 DTC
Parkway Suite 210, Greenwood Village, CO 80111 and via
teleconference.

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. and 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;
Matt Ruhland, Collins Cockrel & Cole, General Counsel to the
Painted Prairie Public Improvement Authority; John Guzman-
Peonio, Advance HOA Management, Inc., District Manager; and
members of the public.

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. Director 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, 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

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 amended.

Public Comment

A homeowner inquired about an update on the construction of the dog park. Director Fellows noted that the City of Aurora has not yet approved the plans.

Consent Agenda

Director Fellows reviewed the items on the consent agenda with the Boards. 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. Director O'Connor requested the Claims Payable 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:

- November 18, 2021 and December 16, 2021 Joint Special Meeting Minutes

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

Other Facilities
Management/District
Operations Matters

Mr. Guzman-Peonio reviewed the District Manager's Report with the Boards.

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

General Updates

Mr. Fix noted that maintenance of park and green space is going well.

Discuss and Consider
Approval of Change Orders

Deferred.

Legal Matters

Discuss Service Plan
Amendment

Mr. Waldron discussed the operations and maintenance provisions in the Consolidated Service Plan for District Nos. 1-9, noting the

City of Aurora’s updated model has revised language. Mr. Waldron asked whether the Boards would prefer to amend the District No. 1 service plan to allow broader operations and maintenance authority, or enter into an intergovernmental agreement with the City of Aurora. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1-9 unanimously approved amending the Service Plan to be consistent with District Nos. 10-12.

Consider Approval of Joint Resolution Designating the Districts’ 24-Hour Posting Location

Mr. Waldron reviewed the Joint Resolution Designating the Districts’ 24-hour Posting Locations with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Joint Resolution Designating the Districts’ 24-hour Posting Locations.

Other Legal Matters

None.

Financial Matters

Review and Consider Approval of Unaudited Financials

Deferred.

Approval of Claims Payable

Ms. Wheeler reviewed the Claims Payable in the amount of \$96,138.61 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Claims Payable in the amount of \$96,138.61.

Approve/Ratify Requisition No. 39/Draw No. 30 from Escrow Funds (District No. 1)

Ms. Wheeler reviewed Requisition No. 39 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. 39/ Draw No. 30 from Escrow Funds.

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 \(Mar 14, 2022 15:33 MDT\)](#)

Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 17th day of February, 2022.