

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Thursday, May 20, 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
Dustin Anderson

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 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 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:

- April 15, 2021 Joint Special Meeting Minutes
- Independent Contractor Agreement with Security Surveillance Systems (District No. 1)
- Contractor Agreement with BrightView for Installation of Five (5) Large Flowerpots at High Prairie Park (District No. 1)
- Termination Acknowledgement and Release Agreement between Painted Prairie Metropolitan District Nos. 7-9 and RRC Development, Inc.
- Termination Agreement between Painted Prairie Metropolitan District Nos. 1-6 and Painted Prairie Owner Phase I, LLC

**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.

Update on Insurance Audit Deferred.

Update on Reserve Study Deferred.

Discuss Vandalism at Fort Deferred.

Update on Security Camera Deferred.
Installation and Full-Time
Maintenance

Other Facilities None.
Management/District
Operations Matters

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

General Updates Mr. Fix provided an update to the Board of District No. 1 on the
status of district construction.

Discuss and Consider Mr. Fix reviewed Change Order No. 3 from Ventura Electric in
Approval of Change Orders the amount of \$7,343.60 with the Board of District No. 1.
Following discussion, upon a motion duly made and seconded,
the Board of District No. 1 unanimously approved Change Order
No. 3 in the amount of \$7,343.60.

Discuss High Prairie Park Director Fellows informed the Board of District No. 1 that they
Enhancements and Status of are anticipating bidding park improvements very soon.
Bid

Discuss Public Art Deferred.

Consider Approval of Deferred.
Proposal from Ascent Land
Development

Legal Matters

Discuss Pending Legislation Mr. Waldron discussed the pending and approved legislative
changes with the Board noting that Senate Bill 262 addresses
special district transparency requirements, House Bill 1278
revises meeting laws to allow Boards to hold electronic meetings,
Senate Bill 21-160 revises local government and special district
election code, and House Bill 21-1025 addresses non substantive
emails and open meeting law.

Other Legal Matters None.

Financial Matters

Review and Consider
Acceptance of Unaudited
Financial Statements

Deferred.

Review and Consider
Approval of Claims Payable

Ms. Wheeler reviewed the claims listing in the amount of \$69,834.00 with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved payment of the claims.

Approve/Ratify Requisition
No. 31/Draw No. 22 from
Escrow Funds (District No.
1)

Ms. Wheeler reviewed Requisition No. 31/Draw No. 22 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. 31/Draw No. 22.

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.



Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the 17th day of June 2021.