

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

PAINTED PRAIRIE METROPOLITAN DISTRICT NOS. 1-12

Held: Tuesday, July 28, 2020 at 8:30 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 Health and Environment (CDPHE), 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
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, P.C., District Accountant; Barney Fix, Merrick & Company, District Engineer; Sabrina Lopez, HG Management, District Manager; 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. 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 members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Discuss Security Services Ms. Lopez reviewed the proposal from Metropolitan Protective Services for on-site Security Services 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.

Update on District Website Ms. Lopez informed the Boards that the website is ready to go live. Following discussion, upon a motion duly made and seconded, the Boards approved the website subject to final review by the district manager, legal counsel and the accountant.

Update on Reserve Study Proposals Ms. Lopez informed the Boards that ASR has started the reserve study process.

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

General Updates Mr. Fix provided an update on District construction.

Discuss and Consider Approval of Change Orders

Consider Approval of Change Order No. 22 from HEI Mr. Fix reviewed Change Order No. 22 from HEI. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Changes Order No. 22 from HEI.

Consider Approval of Change Order No. 23 from HEI Mr. Fix reviewed Change Order No. 23 from HEI. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Changes Order No. 23 from HEI.

Discuss Substantial Completion Checklist Deferred.

Discuss Response to ECI Mr. Fix reviewed the draft response letter 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 draft response letter and directed Mr. Fix to send the letter.

Financial Matters

Approve Requisition No. 22/Draw No. 13 from Escrow Funds (District No. 1) Ms. Wheeler reviewed Requisition No. 22 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. 22.

*Director Fellows and Ms. Wheeler left the meeting.

Legal Matters

Review Mapping Regarding Ownership and Maintenance Responsibilities Mr. Waldron and Mr. Fix discussed the updated maintenance map. Mr. Fix will revise the map as discussed.

Discuss Access and Maintenance Easement Agreement (Green Courts – Painted Prairie Subdivision Filing No. 1) Mr. Waldron provided an update on the Access and Maintenance Easement Agreement (Green Courts – Painted Prairie Subdivision Filing No. 1).

Authorize Acceptance of Green Courts/Garden Courts via Special Warranty Deed Deferred.

Other Legal Matters None.

Financial Matters

Consider Acceptance of Unaudited Financial Statements Deferred.

Consider Approval of 2019 Audits (District Nos. 1 & 2) Deferred

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.



Secretary for the Meeting, District Nos. 1-12

The foregoing minutes were approved on the ____ day of August, 2020.