

MINUTES OF THE JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS OF

PARKDALE METROPOLITAN DISTRICT NOS. 1-3

Held: Thursday, February 20, at 2:00 p.m. at 5740 Olde  
Wadsworth Boulevard, Arvada, Colorado.

**Attendance**

The joint special meeting of the Boards of Directors of Parkdale Metropolitan District Nos. 1-3 was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Board, were in attendance:

Christian M. Janke  
C. Regan Hauptman  
Corey Elliott  
Chris Elliott

Matthew Cavanaugh was absent. All Director absences are deemed excused unless otherwise specified.

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel, Sarah Hunsche, E5X Management; and Gigi Pangindian, CliftonLarsonAllen, LLP, District Accountant.

**Call to Order**

It was noted that a quorum of the Boards were present and the meeting was called to order.

**Combined Meetings**

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

**Conflict of Interest  
Disclosures**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors with 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. Ms. Murphy noted that a quorum was present and 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 Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Agenda**

Ms. Murphy presented the Boards with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

**Public Comment**

None.

**Legal Matters**

Consider Engagement of Otten Johnson Robinson Neff + Ragonetti PC as Special Counsel to the Districts

Ms. Murphy presented the Engagement Letter with Otten Johnson Robinson Neff + Ragonetti PC as Special Counsel to the Districts. Following discussion, upon a motion duly made and seconded, the Boards approved the engagement letter.

Consider Approval of Amended and Restated Intergovernmental Agreement with Town of Erie regarding Amended and Restated Service Plan

Ms. Murphy presented the Boards with the Intergovernmental Agreement with Town of Erie regarding Amended and Restated Service Plan. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the amended and restatement agreement.

Consider Approval of Resolution Approving Parkdale Community Establishment Agreement and Appointment of Directors to the Parkdale Community Authority Board

Ms. Murphy presented the Boards with the Resolution Approving Parkdale Community Establishment Agreement and Appointment of Directors to the Parkdale Community Authority Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution subject to final legal comments. In addition the following directors were appointed to each district:

- Christian M. Janke – District No. 1
- Chris Elliott – District No. 2
- Corey Elliott – District No. 3

Consider Approval of Declarations of Covenants,

Ms. Murphy presented the Declarations of Covenants, Conditions and Restrictions of Parkdale for consideration. Following

Conditions and Restrictions of Parkdale

discussion, upon a motion duly made and seconded, the Board unanimously approved the Declarations of Covenants, Conditions and Restrictions subject to final review by legal counsel.

Consider Approval of Agreement Regarding Future Bond Proceeds with Lennar Colorado, LLC and OEO, LLC

Ms. Murphy presented the Boards with the Agreement Regarding Future Bond Proceeds with Lennar Colorado, LLC and OEO, LLC to the Boards for consideration and noted the intention is for this to be assigned to the Parkdale Community Authority at a later date. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Consider Public Hearing on Inclusion of Property Owned by OEO, LLC into District No. 1 and Consider Adoption of Resolution Regarding the Inclusion of Property into District No. 1

Director Janke opened the public hearing for the inclusion of property owned by OEO, LLC into District No. 1. Ms. Murphy noted that notice for the public hearing was made in accordance with the applicable Colorado statutes. No written objections were received prior to the public hearing. After no public comment was made, the public hearing was closed.

Ms. Murphy presented the Board of District No. 1 with the Resolution Regarding the Inclusion of Property for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Public Hearing on Exclusion of Property Owned by OEO, LLC from District No. 2 and Consider Adoption of Resolution Regarding the Exclusion of Property from District No. 2

Director Janke opened the public hearing for the exclusion of property owned by OEO, LLC from District No. 2. Ms. Murphy noted that notice for the public hearing was made in accordance with the applicable Colorado statutes. No written objections were received prior to the public hearing. After no public comment was made, the public hearing was closed.

Ms. Murphy presented the Board of District No. 2 with the Resolution Regarding the Exclusion of Property for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

## **Financial Matters**

Claims Payable

Ms. Pangindian presented noting there are payables outstanding that need developer advances. No action was taken.

**Other Business**

None.

**Adjournment**

There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded and

## Adjournment

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.

**Corey Elliott**

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Secretary for the Meeting

Signature:   
Corey Elliott (Apr 6, 2020)

Email: coreye@e5xmanagement.com