

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

TRAILS AT CROWFOOT METROPOLITAN DISTRICT  
NOS. 1-3 (F/K/A HESS RANCH METROPOLITAN  
DISTRICT NOS. 1-3)

Held: Friday, August 28, 2020, at 4:00 p.m. via  
teleconference

Due to the Executive Orders issued by Governor Polis and  
Public Health Orders implementing the Executive Orders  
issued by the Colorado Department of Health and  
Environment, and the threat posed by the COVID-19  
coronavirus, this meeting will be held via teleconference.

**Attendance**

The joint special meeting of the Boards of Directors of the Trails  
at Crowfoot 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 Boards, were in attendance:

Sarah Hunsche  
Corey Elliott  
Christian Matt Janke  
Corey Elliott

Director Cavanaugh were absent. All absences are deemed  
excused unless otherwise noted in these minutes.

Also present: Kristin Tompkins, Esq., White Bear Ankele Tanaka  
& Waldron, District General Counsel; and Ben Houghton,  
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 Meeting**

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.

**Conflict of Interest  
Disclosures**

Ms. Tompkins advised the Boards that, pursuant to Colorado law,  
certain disclosures might be required prior to taking official  
action at the meeting. Ms. Tompkins 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. Ms. Tompkins 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. Each Director noted the conflict with regard to HR935, LLC as disclosed in their conflicts of interest filed with the Secretary of State and the Boards. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Agenda**

Ms. Tompkins 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.

**Public Comment**

None.

**Approval of Minutes**

Ms. Tompkins presented the Boards with the minutes from the July 23, 2020 Joint Special Meeting. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the minutes.

**Legal Matters**

Director Corey Elliott joined the meeting.

Consider Approval of Special Warranty Deed for Conveyance of Real Property owned by HR935, LLC (District No. 3)

Ms. Tompkins presented the Board of District No. 3 with the Special Warranty Deed for Conveyance of Real Property owned by HR935, LLC. The Board of District No. 3 noted that the Town of Parker required the open space tracts be conveyed to the District at the time of recordation of the Filing 9 plat. Ms. Tompkins noted the possible issues in the future with the District owning the tract prior to owning the improvements thereon; she also noted the increased insurance costs of the District to insure the tracts; and also potential liability issues. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the special warranty deed.

Consider Approval of Temporary License Agreement with Melody Homes, Inc. (District No. 3)

Ms. Tompkins presented the Board of District No. 3 with the Temporary License Agreement with Melody Homes, Inc. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the agreement, subject to final review and comments from legal counsel.

**Financial Matters**

Acceptance of Unaudited  
Financial Statements  
(District No. 3)

Mr. Houghton presented the unaudited financial statements ending June 30, 2020. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously accepted the financial statements.

Approval of  
Invoices/Claims (District  
No. 3)

Mr. Houghton presented the interim claims from April 10, 2020 – August 27, 2020 totaling \$92,211.47. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously ratified the interim claims.

**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

*Corey Elliott*  
Corey Elliott (Jan 13, 2021 11:51 MST)

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Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 22<sup>nd</sup> day of October, 2020.









# Trails at Crowfoot - Documents Needing Signature

Final Audit Report

2021-01-13

Created:	2021-01-12
By:	Maudie Johns (mjohns@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoONAf6zWSEbNFCUCs1ir-ZbyotrHU_jM

## "Trails at Crowfoot - Documents Needing Signature" History

-  Document created by Maudie Johns (mjohns@wbapc.com)  
2021-01-12 - 11:28:56 PM GMT- IP address: 50.209.233.181
-  Document emailed to Sarah Hunsche (shunsche@e5xmanagement.com) for signature  
2021-01-12 - 11:30:11 PM GMT
-  Document emailed to Corey Elliott (coreye@e5xmanagement.com) for signature  
2021-01-12 - 11:30:11 PM GMT
-  Email viewed by Sarah Hunsche (shunsche@e5xmanagement.com)  
2021-01-12 - 11:43:53 PM GMT- IP address: 96.66.86.133
-  Document e-signed by Sarah Hunsche (shunsche@e5xmanagement.com)  
Signature Date: 2021-01-12 - 11:47:29 PM GMT - Time Source: server- IP address: 96.66.86.133
-  Email viewed by Corey Elliott (coreye@e5xmanagement.com)  
2021-01-12 - 11:53:23 PM GMT- IP address: 67.190.10.170
-  Document e-signed by Corey Elliott (coreye@e5xmanagement.com)  
Signature Date: 2021-01-13 - 6:51:17 PM GMT - Time Source: server- IP address: 67.190.10.170
-  Agreement completed.  
2021-01-13 - 6:51:17 PM GMT