

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

TRAILS AT CROWFOOT METROPOLITAN DISTRICT
NOS. 1-3

Held: Thursday, April 28, 2022, at 4:00 p.m.

*This meeting was held via teleconference and at
2154 E. Commons Ave, Suite 2000, Centennial, CO
80122.*

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
Christopher Elliott

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

Also present: Kristin Bowers Tompkins, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ashley B. Frisbie and Dan C. Cordova, White Bear Ankele Tanaka & Waldron, District Management; John Wojnarowski and Gigi Pangindian, CliftonLarsonAllen LLP, District Accountant; and Lauren Pennetti, resident.

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. Frisbie advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie 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. Frisbie 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 for the record their relationship with regard to HR935, LLC and CMCE, 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. Frisbie 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.

Consent Agenda

Ms. Frisbie reviewed the items on the consent agenda with the Boards. Ms. Frisbie advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director.

Following discussion, the Boards determined to move all items on the consent agenda to the regular agenda.

Approval of Minutes from March 24, 2022 Special Meeting

Ms. Frisbie presented the Boards with the Minutes from the March 24, 2022 Special Meeting.

Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Minutes.

Ratification of Independent Contractor Agreement with Environmental Landworks Company, Inc. for Landscape Maintenance Services

Ms. Frisbie presented the Board of District No. 3 with the Independent Contractor Agreement with Environmental Landworks Company, Inc. for Landscape Maintenance Services.

Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously ratified the agreement.

Legal Matters

Update on May 3, 2022 Election

Ms. Murphy provided the Boards with an update on the May 3, 2022 election.

Financial Matters

Consider Approval of Claims

Mr. Wojnarowski presented the Boards with the claims, as of April 22, 2022.

Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the claims.

Consider Acceptance of Unaudited Financial Statements

Mr. Wojnarowski presented the Board of District No. 3 with the Unaudited Financial Statements, as of March 31, 2022.

Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously accepted the unaudited financial statements.

Management Matters

Pool Operations and Conveyance of Pool

Consider Adoption of Pool Use Policy

Ms. Frisbie presented the Board of District No. 3 with the Pool Use Policy.

Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously adopted the Pool Use Policy, subject to changes to pool hours, as discussed, and final legal review.

Consider Adoption of Pool Rules and Regulations

Ms. Frisbie presented the Board of District No. 3 with the Pool Rules and Regulations.

Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the Pool Rules and Regulations, subject to changes to pool hours, as discussed, and final legal review.

Consider Approval of Engagement of Front Range Recreation, Inc. for Pool Maintenance Services

Ms. Frisbie presented the Board of District No. 3 with the proposal from Front Range Recreation, Inc. ("FRR") for Pool Maintenance Services.

Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the proposal from FRR, subject to removal of required phone services and addition of janitorial services, as discussed.

Ms. Frisbie reported that she will be meeting onsite with FRR to look at the pool equipment and supplies and to discuss the needed janitorial services.

Discuss Status of Conveyance of Pool

Director Janke provided the Boards with an update on the status of conveyance of the pool, noting that the electric meter still needs to be installed and that installation of all other items are in process. Director Janke noted that the Town of Parker will be issuing a

Certificate of Occupancy for the building structure, but not the pool itself. Director Janke noted that the shade pavilion will not be installed this summer, as it is on a two-year back order.

*Discuss Scheduling of
Special Meeting in May*

Following discussion, the Boards determined to reschedule the May 26, 2022 regular meeting to May 19, 2022 at 1:00 p.m. via videoconference.

*Discuss Pool Opening
Schedule and Open House
Event*

Director Janke provided the Boards with an update on the pool opening schedule, noting that it is anticipated that the pool will open on May 28, 2022.

The Boards discussed holding an Open House Event in advance of the pool opening, to welcome the community and to provide an opportunity for residents to obtain their pool keys. Developer representatives indicated that they would be hosting the event.

Following discussion, the Boards determined to tentatively schedule the Open House Event for May 24, 2022, and authorized staff to work with the developer to secure at least two food trucks and kid friendly entertainment for the event.

Update on Status of
Conveyance of Public
Improvements from D.R.
Horton

Mr. Cordova provided the Boards with an update on the status of conveyance of public improvements from D.R. Horton, noting that these improvements are not yet ready for conveyance. It was also noted that there are also some remaining tracts owned by the developer that will still need to be conveyed to District No. 3.

Other Business

None.

Adjourn

There being no further business to come before the Boards, upon a 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

Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 23rd day of June, 2022.