

MINUTES OF THE JOINT REGULAR MEETING OF  
THE BOARDS OF DIRECTORS OF

TRAILS AT CROWFOOT METROPOLITAN DISTRICT  
NOS. 1-3

Held: Thursday, June 23, 2022, at 4:00 p.m.

*This meeting was held via teleconference.*

**Attendance**

The Joint Regular 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:

District No. 1:

Sarah Hunsche  
Corey Elliott  
Christian Matt Janke  
Christopher Elliott  
Lauren Pennetti

District Nos. 2 & 3

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: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ashley B. Frisbie and Dan J. Cordova, White Bear Ankele Tanaka & Waldron, District Management; and John Wojnarowski, 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. 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. Directors Sarah Hunsche, Corey Elliott, Christian Matt Janke, and Christopher Elliott 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 as amended.

**Consider Appointment of Officers**

Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously appointed the following officer positions:

- Sarah Hunsche - President
- Lauren Pennetti - Secretary
- Christian Matt Janke - Treasurer
- Corey Elliott - Assistant Secretary
- Christopher Elliott - Assistant Secretary

**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 moved from the consent agenda to the regular agenda upon the request of any director. No items were request to be removed from the consent agenda. Upon a motion duly made and seconded, the Boards unanimously approved, ratified and/or adopted the following:

- Minutes from April 28, 2022 Special Meeting
- 2021 Audit Exemptions (District Nos. 1 and 2)

- Property Insurance Coverage (District No. 3)
- First Addendum to Independent Contractor Agreement with Environmental Landworks Company, Inc. for Native Area Trash Pickup

**Management Matters**

Approval of Independent Contractor Agreement with Front Range Recreation, Inc. for Pool Maintenance Services (District No. 3)

Ms. Frisbie presented the Board of District No. 3 with the Independent Contractor Agreement with Front Range Recreation, Inc. for Pool Maintenance Services. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the agreement, subject to confirmation of a revised, pro-rated compensation schedule.

Update on Pool Opening Schedule

Director Janke provided the Boards with an update on the pool opening schedule, noting that it is anticipated that the Town of Parker will be conducting a follow up electrical inspection of the pool and pool building, and that Certificates of Occupancy will be issued shortly afterward. It is anticipated that the pool will open on June 25. Director Janke also noted that the hot water heater for the pool is still not working, as Xcel Energy initially ordered an incorrect gas regulator, and the corrected piece is not anticipated to arrive until after the pool opening. Following discussion, the Boards directed Ms. Frisbie to work with the HOA to provide information to the community about the pool opening, including a note about the hot water heater.

Discuss Adoption of District Park and Open Space Rules and Regulations

Ms. Frisbie informed the Boards that it is recommended that the District adopt Park and Open Space Rules and Regulations. Following discussion, the Boards directed staff to prepare rules and regulations for the next meeting.

**Legal Matters**

Consider Approval of License and Facilities Management Agreement by and between District No. 3 and HR935, LLC

Ms. Frisbie presented the Board of District No. 3 with the License and Facilities Management Agreement with HR935, LLC. Mr. Wojnarowski inquired about the process for payments from HR935, LLC to the District, as contemplated in the agreement. Director Hunsche confirmed that HR935, LLC will make payments to the District via wire transfer. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the agreement.

Consider Adoption of Resolution Regarding Acquisition of Public Improvements (Pool)

Deferred.

Pursuant to the Second Amended and Restated Infrastructure Acquisition and Reimbursement Agreement with HR935, LLC (District No. 3)

Consider Approval of Bill of Sale (District No. 3)      Deferred.

Consider Approval of Special Warranty Deed (District No. 3)      Deferred.

Consider Approval of Additional Property Insurance Coverage (District No. 3)      Ms. Frisbie presented the Board of District No. 3 with the proposal for additional property insurance coverage for the pool and associated improvements. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 approved the additional insurance coverage, with a \$1,000 deductible and equipment breakdown.

**Financial Matters**

Consider Approval of Claims      Mr. Wojnarowski presented the Boards with the claims, in the amount of \$34,060.73. Following discussion, upon a motion duly made and seconded, the Boards unanimously ratified the claims.

Mr. Wojnarowski presented the Board of District No. 3 with the Schedule of Cash Position. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously ratified the Schedule of Cash Position.

Consider Acceptance of Unaudited Financial Statements      None.

Consider Acceptance of 2021 Audit (District No. 3)      Mr. Wojnarowski presented the 2021 Audit to the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously accepted the audit, subject to final review from the auditor and legal counsel, and receipt of a clean opinion.

**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

*Christopher Elliott*

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Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors  
on the 25<sup>th</sup> day of August, 2022.