

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

TRAILS AT CROWFOOT METROPOLITAN DISTRICT
NOS. 1-3

Held: Thursday, August 25, 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
Lauren Pennetti **joined late*
Christian Matt Janke
Christopher Elliott

District Nos. 2 & 3

Sarah Hunsche
Christian Matt Janke
Christopher Elliott

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

Also present: Kristin B. Tompkins, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Ashley B. Frisbie and Dan J. Cordova, White Bear Ankele Tanaka & Waldron, District Management; John Wojnarowski, CliftonLarsonAllen LLP, District Accountant; Jordan Honea, D.R. Horton; and Sandra Cintron and Jackie Matlick, residents.

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. 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.

Public Comment

None.

Approval of Minutes from June 23, 2022 Regular Meeting

Ms. Frisbie presented the Boards with the June 23, 2022 Regular Meeting Minutes. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Minutes.

Management Matters

Consider Adoption of Resolution Establishing a Social Committee (District No. 3)

Ms. Frisbie presented the Board of District No. 3 with the Resolution Establishing a Social Committee. Ms. Frisbie noted that the Social Committee will collaborate with the District Board to organize social events, provide advice and recommendations for such events, and plan an annual budget and manage costs for such events. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously adopted the Resolution Establishing a Social Committee.

Consider Appointment of Social Committee Members

Ms. Frisbie informed the Board of District No. 3 that there were four applicants for the Social Committee, in response to the request for applications that was distributed to the community. Sandra Cintron, Jackie Matlick, Allison McCreary, and Nancy Saucedo each submitted letters of interest for the Social Committee. Ms. Cintron and Ms. Matlick were present and introduced themselves to the Boards, noting that they have been putting together social events within the community with volunteers, and are excited to have a formal platform to continue their service.

Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously appointed Ms. Cintron, Ms. Matlick, Ms. McCreary, Ms. Saucedo, and Director Pennetti to the Social Committee, and appointed Director Hunsche as the Board Liaison.

Director Hunsche thanked Ms. Matlick and Ms. Cintron for volunteering and welcomed them to the Social Committee.

The Board of District No. 3 directed Ms. Frisbie to coordinate the Social Committee kick-off meeting and authorized a budget of \$5,000 to be utilized for the rest of the year. The Social Committee will submit a proposed schedule of events and budget for 2023 to the Board of District No. 3 by October 1st.

Consider Adoption of Resolution Adopting Park and Open Space Rules and Regulations (District No. 3)

Ms. Frisbie and Mr. Cordova presented the Resolution Adopting Park and Open Space Rules and Regulations to the Board of District No. 3. Director Janke requested that the rules specify that the large park will be owned and maintained by the Town of Parker, separate from the District. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously adopted the resolution, subject to the changes discussed.

Discuss 2023 Landscape Maintenance Contract

Mr. Cordova discussed the 2023 landscape maintenance contract with the Board of District No. 3. Following discussion, the Board of District No. 3 directed staff to prepare and circulate a request for proposals for 2023 landscape maintenance services.

Discuss Holiday Lighting

The Board of District No. 3 engaged in discussion regarding Holiday Lighting. Following discussion, the Board of District No. 3 directed staff to obtain proposals for 2022 Holiday Lighting.

Discuss Pool Matters

Director Janke provided the Boards with an update on pool matters, noting that most of the punchlist items have been handled and that the hot water heater has been repaired and turned on. Ms. Frisbie noted that she will confirm with Front Range Recreation, Inc. once the pool has warmed up to the standard temperature and will then coordinate an email blast to the community. Director Janke noted that the shade structure is still on backorder and is anticipated to arrive prior to the 2023 pool season. Director Janke requested that the Board of District No. 3 budget for umbrellas and stands for 2023, as there have been multiple resident inquiries about additional shade.

Discuss Streetlights

Mr. Cordova engaged in discussion with the Board of District No. 3 regarding streetlights, noting that a builder within the community has requested that District No. 3 take over the electricity payments

for the streetlights. It was noted that CORE Electric will continue to own and maintain the streetlights, but another entity will be required to pay for the electricity. Director Janke recommended that District No. 3 assume this responsibility. Following discussion, the Board of District No. 3 determined that the streetlights provide a public benefit to the Districts and determined to assume this responsibility. The Board of District No. 3 directed staff to begin the transfer of the electric bills from all builders to District No. 3.

Other Management Matters None.

Legal Matters

Other Legal Matters None.

Financial Matters

Consider Approval of Claims Mr. Wojnarowski presented the Board of District No. 3 with the claims, in the amount of \$183,196.42. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously ratified the claims.

Consider Acceptance of Unaudited Financial Statements Mr. Wojnarowski presented the Board of District No. 3 with the unaudited financial statements, as of June 30, 2022. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously accepted the unaudited financial statements.

Discuss 2023 Budget and HOA Contribution The Boards engaged in discussion regarding obligations pursuant to the Regional Infrastructure Maintenance and Cost Sharing Agreement between District No. 3 and the Trails at Crowfoot Master Owners Associations (“HOA”). Mr. Wojnarowski noted that he is working with the HOA on operations and maintenance needs for 2023 and a proposed 2023 Budget.

Other Financial Matters Mr. Wojnarowski informed the Boards that an abatement has been levied on some properties within the Districts. As a result, District No. 3 may need a developer advance to reconcile amounts owed to Douglas County. Director Hunsche noted that she will work with Mr. Wojnarowski on this matter.

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
[Corey Elliott \(Nov 2, 2022 15:50 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 27th day of October, 2022.