

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

TRAILS AT CROWFOOT METROPOLITAN DISTRICT
NOS. 1-3

Held: Thursday, February 23, 2023, 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
Christian Matt Janke
Lauren Pennetti
Christopher Elliott

District Nos. 2 & 3:

Sarah Hunsche
Christian Matt Janke
Christopher Elliott

Directors Corey Elliott and Matthew Cavanaugh were 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; Gigi Pangindian, CliftonLarsonAllen LLP, District Accountant; and Jordan Honea, D.R. Horton.

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. 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 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. Murphy 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 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 presented.

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. No items were removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and/or ratified.

- Minutes from November 21, 2022 Special Meeting;
- Agreement with Mark C. Mitchell d/b/a Jengmark Services, LLC for Santa Claus Appearance; and
- Agreement with Sherri MacLean d/b/a Fantastic Facepainting for Facepainting Services.

Management Matters

Discuss Status of Conveyance of Landscaping Improvements (Filing Nos. 2, 3, and 9)

Mr. Cordova provided the Boards with an update on the status of the conveyance of landscaping improvements in Filing Nos. 2, 3, and 9, noting that PCS Group, Inc. is recommending acceptance of the improvements in Filing Nos. 2 and 3. The Boards engaged in discussion regarding tract turnover for other tracts in Filing 1. Mr. Cordova indicated that he will research and report back to the Boards.

Discuss Street Snow
Removal

Ms. Frisbie reported that management had received an inquiry from a resident about street snow removal responsibilities and inquiring as to if the District would be able to take on this task from the Town of Parker (the “Town”). Mr. Cordova noted that he spoke with the Operations Manager at the Town, who indicated that this service is not being provided to other projects in the Town. The Town indicated that the District would be required to take on operations and maintenance for the streets in the community, which would be very expensive. Mr. Cordova noted that the Town is very receptive to concerns and requests from residents for additional snow removal in certain areas.

Discuss 2023 Pool
Operations

*Consider Approval of First
Addendum to Independent
Contractor Agreement with
Front Range Recreation,
Inc. for Pool Management
Services*

Ms. Frisbie presented the First Addendum to Independent Contractor Agreement with Front Range Recreation, Inc. for Pool Management Services to the Boards. Ms. Frisbie noted that Front Range Recreation, Inc. is increasing prices due to cost of living and minimum wage increases. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the addendum.

*Discuss Purchase of
Additional Equipment for
Pool Operations*

Mr. Frisbie engaged in discussion with the Boards regarding equipment needed for pool operations this summer, now that the pool is staffed, including a FirstAid kit, lifeguard chair, small fridge, microwave, etc. Following discussion, the Board directed Ms. Frisbie to work with Front Range Recreation, Inc. to compile a proposal for the Boards’ consideration.

*Update on Shade Structure
and Proposal for Pool Deck
Umbrellas*

Ms. Frisbie presented a proposal for pool deck umbrellas to the Boards. Following discussion, the Boards determined to have the proposal updated to include the purchase of 18 umbrellas and 15 bases and directed Ms. Frisbie to work with Front Range Recreation, Inc. on an updated proposal for the Boards’ consideration.

Update on Social
Committee Matters

The Boards engaged in discussion regarding recent social committee events.

*Consider Appointment of
Social Committee Member*

Ms. Frisbie informed the Boards that District No. 3 has received written notice from Mercedes Anderson of her interest in being appointed to the Social Committee, noting that her qualifications have been confirmed. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously appointed Ms. Anderson to the Social Committee.

Other Management Matters

Mr. Cordova noted that he recommends that the District complete a warranty inspection for the previously accepted improvements that are under warranty by the Developer.

Legal Matters

Consider Approval of Temporary Access Easement and Maintenance Agreement among District No. 3 and HR935, LLC (Holiday Lighting, Snow Removal, Landscape Maintenance)

Ms. Murphy presented the Temporary Access Easement and Maintenance Agreement among District No. 3 and HR935, LLC to the Board of District No. 3. Ms. Murphy noted that this area was intended to be maintained by the District, however, it is not possible to convey a fee interest to the District at this time. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the agreement.

Consider Approval of Temporary Access Easement and Maintenance Agreement among District No. 3 and KB Home Colorado Inc. (Holiday Lighting, Snow Removal, Landscape Maintenance)

Ms. Murphy presented the Temporary Access Easement and Maintenance Agreement among District No. 3 and KB Home Colorado Inc. to the Board of District No. 3. Ms. Murphy noted that this area was intended to be maintained by the District, however, it is not possible to convey a fee interest to the District at this time. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the agreement.

Consider Approval of Temporary Access Easement and Maintenance Agreement among District No. 3 and Trails at Crowfoot Villas Homeowners Association, Inc. (Holiday Lighting, Snow Removal, Landscape Maintenance)

Ms. Murphy presented the Temporary Access Easement and Maintenance Agreement among District No. 3 and Trails at Crowfoot Villas Homeowners Association, Inc. to the Board of District No. 3. Ms. Murphy noted that this area was intended to be maintained by the District, however, it is not possible to convey a fee interest to the District at this time. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the agreement.

Financial Matters

Consider Approval of Claims

Ms. Pangindian presented the Boards with the claims, in the amount of \$152,571.11. The Boards engaged in discussion regarding a water leak and trash removal service issues. Ms. Pangindian noted that she will set up automatic payments for utilities and trash services. Following discussion, upon a motion duly made and seconded, the Boards unanimously ratified the claims.

Consider Acceptance of Schedule of Cash Position and Property Tax Schedule

Ms. Pangindian presented the Boards with the schedule of cash position and property tax schedule. Following discussion, upon a motion duly made and seconded, the Boards unanimously accepted

the schedule of cash position and property tax schedule.

Other Business

Discussion Regarding May
2023 Election

Ms. Frisbie provided the Boards with an update on the May 2023 Election, noting that Self-Nomination and Acceptance Forms must be submitted by 5:00 p.m. on February 2⁴, 2023. Ms. Frisbie noted that there are currently more candidates than seats available for District No. 1. Director Janke inquired about the costs for an election. Ms. Murphy noted that an election will cost approximately \$30,000-\$45,000 for a community of this size.

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 (May 12, 2023 13:23 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 27th day of April, 2023.