

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

TRAILS AT CROWFOOT METROPOLITAN DISTRICT  
NOS. 1-3

Held: Thursday, April 27, 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  
Corey Elliott

District Nos. 2 & 3:

Sarah Hunsche  
Christian Matt Janke  
Corey Elliott

Directors Lauren Pennetti, Christopher 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; Cathee Sutton, CliftonLarsonAllen LLP, District Accountant; Jordan Honea, D.R. Horton; Jennifer Thomas, Front Range Recreation, Inc.; and 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. 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 February 23, 2023 Regular Meeting;
- Application from Exemption from 2022 Audit (District Nos. 1 and 2); and
- Second Addendum to Independent Contractor Agreement with Front Range Recreation, Inc. for Pool Management Services (Purchase of Additional Equipment for Pool Operations) (\$5,173.00).

**Management Matters**

Consider Adoption of Resolution Regarding Acquisition of Public Improvements from HR 935, LLC pursuant to the Second Amended and Restated Infrastructure

Ms. Murphy presented the Resolution Regarding Acquisition of Public Improvements from HR 935, LLC pursuant to the Second Amended and Restated Infrastructure Acquisition and Reimbursement Agreement to the Board of District No. 3. Director Janke noted there is a 2-year warranty period with the Developer which includes a final inspection. Ms. Honea noted that the pet waste station in Filing No. 3 will be replaced in the

Acquisition and Reimbursement Agreement (District No. 3)

upcoming week. D.R. Horton will replace the stone veneer on the shade structure. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously adopted the resolution subject to completion of punch list items by D.R. Horton.

Consider Approval of Additional Property Insurance Coverage (District No. 3)

The Board of District No. 3 engaged in discussion regarding additional property insurance coverage. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the additional coverage.

Consider Approval of Fourth Addendum to Independent Contractor Agreement with Environmental Landworks Company, Inc. for Landscape Maintenance Services

The Boards engaged in discussion regarding the Fourth Addendum to 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 approved the addendum.

Discuss Status of Conveyance of Landscaping Improvements (Filing Nos. 1 & 9)

Mr. Cordova provided the Boards with an update on the status of the conveyance of landscaping improvements in Filing Nos. 1 and 9, noting that he is coordinating with D.R. Horton on conveyance of the improvements in Filing No. 9. Mr. Cordova confirmed that all remaining improvements in Filing No. 1 will be conveyed along with the improvements in Filing No. 9.

Discuss Status of Landscape Maintenance Operations

Mr. Cordova provided the Boards with an update on the status of landscape maintenance operations, noting that Environmental Landworks Company, Inc. is preparing and testing the irrigation system.

Discuss 2023 Pool Operations

Ms. Frisbie and Ms. Thomas provided the Boards with an update. Director Janke requested the pool start up process begin soon to ensure all items are properly working before the pool opening on May 27, 2023.

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

Ms. Murphy informed the Boards that the Developer is purchasing umbrellas in lieu of a shade structure and working with the Town of Parker to ensure they are agreeable to this plan change. Director Janke requested the proposal include 25 umbrellas and 25 bases. Ms. Thomas noted the delivery time will be approximately six weeks once the order is placed. No action was taken by the Boards.

*Discuss Swimming Lessons and Pool Operational Hours*

Ms. Frisbie engaged in discussion with the Boards regarding swimming lessons and pool operational hours. Ms. Thomas noted that insurance for swimming lessons is covered under Front Range Recreation's policy. Following discussion, upon a motion duly

made and seconded, the Boards unanimously authorized Front Range Recreation, Inc. to offer swimming lessons at the pool and approved pool hours as follows: adult only lap swim from 7-9 AM, swimming lessons from 9-10 AM, and open swim from 10 AM – 8 PM.

*Update on Pool Key Registration Event*

Ms. Frisbie provided the Boards with an update on the pool key registration event, noting that management will be in attendance at the May 4<sup>th</sup> Social Committee event to process pool registration forms and distribute pool keys. Information regarding the event will be mailed and emailed to the residents.

*Discuss Changes to Pool Use Policy*

Ms. Murphy engaged in discussion with the Boards regarding the Pool Use Policy. Ms. Murphy noted that updates have been made to the form pool waivers to remove discussion of COVID-19 and the new form pool waivers will only be required to be signed by new users going forward. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the changes to the Pool Use Policy.

Update on Social Committee Matters

*Social Committee Report*

Mr. Cordova presented the Social Committee Report to the Boards. The Boards thanked the Social Committee for their efforts.

Other Management Matters

None.

**Legal Matters**

Other Legal Matters

None.

**Financial Matters**

Consider Approval of Claims

Ms. Sutton presented the Boards with the claims, in the amount of \$49,108.58. Ms. Sutton noted that all accounts are being transferred to Bill.com. Ms. Hunsche requested that all utility accounts associated with the pool be confirmed to ensure no delays in the opening. 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. Sutton 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.

Discuss Status of 2022 Audit  
(District No. 3)

Ms. Sutton reported that the 2022 Audit for District No. 3 is in process and will be presented at a later meeting.

Other Financial Matters

None.

**Other Business**

Update on May 2, 2023  
Election

Ms. Murphy provided the Boards with an update on the May 2, 2023 election, noting that the elections were cancelled and the oaths of office will be distributed after May 2, 2023.

**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.

  
Chris Elliott (May 30, 2023 10:13 MDT)

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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 May, 2023.