

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

TRAILS AT CROWFOOT METROPOLITAN DISTRICT
NOS. 1-3

Held: Thursday, May 25, 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
Zachary Burgeson

District No. 2:

Sarah Hunsche
Christian Matt Janke
Corey Elliott
Christopher Elliott

District No. 3:

Sarah Hunsche
Christian Matt Janke
Corey Elliott
Christopher Elliott

Director Matthew Cavanaugh (District No. 3) 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; Gigi Pangindian, CliftonLarsonAllen LLP, District Accountant; Jordan Honea, D.R. Horton; Jennifer Thomas, Front Range Recreation, Inc.; and Lauren Pennetti.

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 amended.

Consider Appointment of Director, Appointment of Officers, and Administer Oath of Office

Ms. Murphy engaged in discussion with the Board of District No. 2 regarding the current vacancy, noting that Ms. Pennetti has expressed an interest in serving on the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously approved the appointment of Ms. Pennetti to the Board of District No. 2 as Assistant Secretary. Director Hunsche administered the Oath of Office to Ms. Pennetti.

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 April 27, 2023 Regular Meeting;
- Fifth Addendum to Independent Contractor Agreement with Environmental Landworks Company, Inc. for

- Irrigation Repairs (3,010.30); and
- Engagement of Haynie and Company to Prepare 2022 Audit (District No. 3).

Management Matters

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 an initial inspection and punch-walk of the Filing No. 1 tracts was completed with PCS Group, Inc. on May 15 and an inspection and punch-walk of the Filing No. 9 tracts has been scheduled. Mr. Cordova is working on punch list items for the developer to correct in Filing No. 1 prior to conveyance.

Acknowledge Completion of Punch List Items for Public Improvements (Filing No. 1, Lot 1) (Pool)

Mr. Cordova presented the punch list items from the Resolution Regarding Acquisition of Public Improvement (Pool) dated October 27, 2022 to the Board of District No. 3 noting that all the outstanding punch list items have been completed, except installation of a shade structure. Following discussion, upon a motion duly made and seconded, the Boards unanimously acknowledged the completion of the punch list items, with the exception of the shade structure.

Discuss Status of Landscape Maintenance Operations

Mr. Cordova provided the Boards with an update on the status of landscape maintenance operations.

Discuss 2023 Pool Operations

Discussion Regarding Pool Use Policy and Non-District User Fee

Ms. Frisbie engaged in discussion with the Boards regarding the Pool Use Policy, noting that the policy has been updated with the new pool waivers and that management is evaluating the non-district user fee.

Discuss Pool Opening on May 27th

Ms. Frisbie provided the Boards with an update on the status of the pool opening, noting that the pool is filled, heated, and ready for a May 27 opening.

Discuss Pet Waste Stations

Mr. Cordova informed the Boards that multiple residents have requested additional pet waste stations be installed in the community. Director Janke noted that the small waste bins that are typically utilized on the stations fill up frequently and requested that and requested that only waste bags be provided. Mr. Cordova noted that he will obtain proposals for the Boards to review at the next meeting.

Update on Social Committee Matters Ms. Frisbie reported that the Social Committee will be onsite at the pool opening on Saturday to hand out summer treats to residents. The Social Committee also has a community garage sale scheduled for June 10th and they are working on a July 4th event.

Consider Appointment of Social Committee Member Ms. Frisbie informed the Boards that Sandra Cintron resigned from the Social Committee on May 9, 2023. Ms. Frisbie reported that written notice has been received from Ms. Marnie Barry 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 approved the appointment of Ms. Barry to the Social Committee.

Other Management Matters None.

Legal Matters

Other Legal Matters None.

Financial Matters

Consider Approval of Claims Ms. Pangindian presented the Boards with the claims, in the amount of \$64,882.35. 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.

Conduct Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution Amending 2022 Budget (District No. 3) The public hearing on the 2022 Budget Amendment was opened. Ms. Murphy noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Pangindian reviewed the Resolution Amending the 2022 Budget with the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously adopted the resolution amending the 2022 budget.

Discuss Status of 2022 Audit (District No. 3) Ms. Pangindian reported that the 2022 Audit for District No. 3 is in process and will be presented at the June meeting.

Other Financial Matters None.

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.


Chris Elliott (Oct 5, 2023 14:11 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 28th day of September, 2023.