

## RECORD OF PROCEEDINGS

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### MINUTES OF THE CONSOLIDATED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NOS. 1-3

Held: Tuesday, May 9, 2017 at 9:30 a.m., at 301 Centennial  
Drive, Milliken, Colorado

#### Attendance

A consolidated regular meeting of the Boards of Directors of the Greenspire Metropolitan District Nos. 1-3 was held in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their continued qualification to serve on the Boards, were in attendance:

Bret Hall  
George Hall

Absent: None

Also present were Colin B. Mielke, Seter & Vander Wall, P.C.; Ann E. Eldridge, CPA; Pete Ziemke, Lot Holding Investments, LLC; and Phil Myers, member of the public.

#### Call to Order and Declaration of Quorum

Director Bret Hall opened the meeting, noted that a quorum of each of the Boards was present and called the consolidated regular meeting of the Boards of Directors of the Greenspire Metropolitan District Nos. 1-3 to order.

#### Disclosure Matters

The Directors confirmed that no changes have occurred to any of the Directors' interests that warrant amending the written disclosures on file with the Secretary of State's Office with regard to any potential or existing conflicts of interest. Pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Boards reviewed the agenda for the meeting, following which each Board member disclosed his conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

#### Approval of Minutes

The Boards discussed the minutes from the December 13, 2016 consolidated regular meeting. Upon motion, second and unanimous vote, the Boards approved the minutes as presented.

#### Annual Administrative Matters

Mr. Mielke discussed a number of administrative matters with the Boards, which are generally addressed at the Boards' first meeting

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of the year, in accordance with Colorado law:

Mr. Mielke asked the Directors to complete an affidavit, which he distributed to each Director, confirming each Director's qualification to serve on the Boards.

He next asked the Directors to review the information provided to each Director describing how to identify a conflict of interest, and the requirements under Colorado law for disclosure of such conflicts of interest by each Director. Mr. Mielke asked each Director to review the contents of the letter, to identify all existing and potential conflicts of interest each Director may have in connection with serving as a member of the Boards of the Districts, and to complete the enclosed disclosure forms to be returned to his office.

Following discussion, the Boards determined to re-elect the officers of the Boards as follows:

President/Chair – Bret Hall  
Secretary/Treasurer – George Hall

The Boards reviewed and determined to continue to use its existing newspaper designated for publication of legal notices, identified as the *Johnstown Breeze*.

Next, the Boards determined to continue to use their existing 24-hour posting places, identified as the southwest corner of each District.

The Boards determined to hold regular meetings at 9:30 a.m. on the second Tuesday of each month at 301 Centennial Drive in Milliken, Colorado.

The Boards determined to appoint Catherine T. Bright of the law firm of Seter & Vander Wall, P.C., to serve as the Designated Election Official for the Districts for their election activities.

The Boards reviewed the employment of their consultants for 2017 and determined to renew Seter & Vander Wall, P.C. as its legal counsel and Ann Eldridge, CPA as its accountant.

Finally, the Boards reviewed the proposed form of resolution presented by Mr. Mielke that memorializes the above

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determinations in addition to certain other annual administrative actions providing direction from the Boards regarding actions to be taken by the Districts' consultants on the Boards' behalf. Upon motion by Director George Hall and second by Director Bret Hall, the 2017 Annual Administrative Resolution was unanimously approved.

### Financial Matters

Ms. Eldridge presented a financial report and payment of claims summary. Ms. Eldridge stated that tax revenues have been low and that the Districts have approximately \$12,000 in funds remaining. The Board discussed that the District must begin reading water meters, as discussed during previous meetings, because the revenue is necessary for the Districts' operations.

Ms. Eldridge informed the Board that no audits will be required for the Districts, and presented applications for exemptions from audit for 2016 to the Boards. The Boards reviewed the applications and upon motion, seconded and unanimously carried, the Boards approved the applications as presented.

After further discussion, and upon motion, seconded and unanimously carried, the Boards accepted the financial report and approved the payment of claims as presented.

### Discussion regarding Modification to Non-Potable Water Tap Fees

The Boards discussed the Districts' Non-Potable Water Tap Fees, which are charged pursuant to the Boards' "Second Amended and Restated Joint Resolution Concerning the Imposition of Builders Non-Potable Water Tap Fees" dated February 15, 2011. The Boards discussed that the fees are currently due and payable to the Districts upon the first sale of a unit or lot. The Boards discussed that it would be more appropriate to have the fees due prior to issuance of a building permit for a unit or lot. Upon motion, seconded and unanimously carried, the Boards changed the time at which Non-Potable Water Tap Fees are due and payable to the time prior to issuance of a building permit for a unit or lot.

### Public Comment

Director Bret Hall opened the meeting for public comment.

Mr. Phil Myers addressed the Boards and expressed his understanding that property owners are not required to pay for water service. The Boards corrected Mr. Myers and confirmed that property owners are required to pay for water service, but the District has delayed imposing fees for water service because

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the cost to install the monitoring systems outweighed the revenues anticipated from water service customers until recently. The Boards noted that they will begin invoicing properties for water service soon.

Mr. Myers expressed his desire to prohibit non-residents from accessing the public park, and prohibitions on the use of tents in the park. Mr. Mielke informed Mr. Myers that because the park is a government-owned public park, the District is prohibited from denying non-residents access to the park.

Mr. Myers discussed his desire to see the community's covenants enforced more rigorously. The Boards discussed that the community has covenants in place, but the community has not established a homeowner's association, which could assist with enforcement of the covenants.

Mr. Myers discussed his concerns with the manner in which the greenbelt is mowed by the Districts' landscape contractors, and requested that the landscape maintenance contractors not mow in areas where there are metal stakes. Mr. Myers explained that a metal stake shot through his window after being hit by a lawnmower.

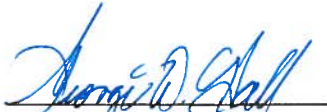
There being no further public comment, Director Bret Hall closed the public comment period.

### Other Business

Mr. Mielke presented the Boards with an annual report for fiscal year 2016. The Boards reviewed the annual report and upon motion, seconded and unanimously carried, they approved the report as presented.

### Adjournment

There being no other business to come before the Boards, the meeting was adjourned at approximately 10:15 a.m.

  
Secretary for the Meeting