

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NO. 1

Held: Tuesday, May 9, 2023 at 9:30 a.m. at 1613 Pelican Lakes Point, Suite 201, Windsor, Colorado and via Zoom videoconference.

#### Attendance

A special meeting of the Board of Directors of the Greenspire Metropolitan District No. 1 was held and the following Directors, having confirmed their continued qualification to serve on the Boards were in attendance:

Bret Hall  
John Hall

Absent: None.

Also in attendance were Colin B. Mielke, Seter & Vander Wall, P.C.; and Pamela Coleman, Kellison Corp.; and Ann Eldridge, Eldridge CPA.

#### Call to Order and Declaration of Quorum

The meeting was opened, and it was noted that a quorum of the Board was in attendance.

#### Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each board member affirmed their conflicts of interest, which had been disclosed and filed with the Colorado Secretary of State, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Bret Hall's existing conflict of interest forms have been filed with the Secretary of State's office pursuant to Colorado statute, which includes information stating that he is a party to a contract to purchase property within the District under which he has an obligation to pay taxes on real property. He also owns most of the undeveloped lots and tracts in the

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Greenspire Metropolitan District Nos. 1-3 through various entities. He is employed by and is a Manager of Lot Holding Investments, LLC. Director Bret Hall further stated that he has an ownership interest in The Windmill Homes Company and Hall-Windsor Family Partnership, LLP. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Director John Hall's existing conflict of interest forms have been filed with the Secretary of State's office pursuant to Colorado statute, which includes information stating that he is a party to a contract to purchase property within the District under which he has an obligation to pay taxes on real property. He is a manager at Lot Holding Investments, LLC. He is the son of Mr. Bret Hall, who is a Director on Greenspire Metropolitan District Nos. 1 & 3. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Written disclosures of these interests had been filed with the Secretary of State prior to the meeting.

### Approval of Minutes

The Board reviewed the minutes from the April 11, 2023 consolidated special meeting of Greenspire Metropolitan District Nos. 1 and 3. Upon motion made, seconded and unanimously carried, the Board approved the minutes as presented.

### Public Comment

The meeting was opened for public comment. There being no public comment, the public comment portion of the meeting was closed.

### Financial Matters

Ms. Eldridge discussed the District financials with the Board, noting that the District is currently overbudget on water meter costs. The Board requested Ms. Eldridge monitor water meter costs closely for the remainder of the year. The Board next discussed the payment of claims report previously distributed by Ms. Eldridge. After discussion, and upon motion made, seconded and unanimously carried, the Board accepted the financial report and approved the payment of claims.

### Manager Report

#### – Non-Potable Irrigation Invoicing

Ms. Coleman updated the Board regarding Kellison Corp.'s research and setup of water meter systems within the

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### District Matters

- Consider Adoption of 2023 Irrigation Fees

community. Most customers are expected to have operational meters at the start of the season, with any non-operational meters to be repaired.

The Board discussed the adoption of a fee schedule for the 2023 irrigation season. Mr. Mielke confirmed that a 30-day fee notice had been posted on the Special District Association’s website, pursuant to Colorado law. The Board noted the discussion by the board of directors for District No. 2 at its public meeting held on April 26, 2023 and the desire by that Board for District No. 1 to adopt irrigation fees for all customers at a rate of 20% over the rate charged to the District by the Town of Windsor. The Board confirmed its agreement with the rates requested by the Board for District No. 2, and upon motion made, seconded and unanimously carried, the Board adopted irrigation fees for the 2023 season at the rate of 20% over the rate charged to the District by the Town of Windsor and noted that fees will be charged per 1,000 gallons.
- Acceptance of Landscaping Tracts

Mr. Mielke presented the Board with a special warranty deed dated February 8, 2023 from Lot Holding Investments, LLC to the District for Tracts D, 2F, 2G, 2J and 2K, Greenspire Subdivision, Town of Windsor. Mr. Mielke noted that the District has traditionally had the District’s management company inspect tracts to ensure there are no repairs needed prior to accepting ownership. Upon motion made, seconded and unanimously carried, the Board accepted ownership of the tracts subject to inspection and confirmation by the District’s management company that there are no repairs needed to the improvements on the tracts.
- Discussion regarding Advance and Reimbursement Agreement and Water Tap Purchase Agreement with Lot Holding Investments, LLC

Mr. Mielke informed the Board that he received a draft Advance and Reimbursement Agreement from Lot Holding Investments, LLC and that it is substantially complete. He informed the Board that he also received a proposed Water Tap Purchase Agreement from Lot Holding Investments, LLC, and that there are a couple items to clarify in the Water Tap Purchase Agreement prior to considering it for approval. The Board noted that it would like to table consideration of approval until the proposed water tap purchase agreement with Lot Holding Investments, LLC is also ready for approval.
- Consider Irrigation

The Board discussed the adoption of rules and regulations

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Rules and Regulations regarding the operation and use of the District's non-potable water irrigation system. Mr. Mielke noted that a set of draft rules was provided by the District's prior management company and is substantially complete. The Board requested that Mr. Mielke distribute those rules and regulations to the board members and District management for review.

### Adjournment

There being no other business to come before the Boards, the meeting was adjourned at approximately 10:00 a.m.



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Secretary for the Meeting