

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NO. 2

Held: Wednesday, June 23, 2021, at 6:00 p.m., via electronic meeting held through Zoom platform.

Attendance

A special meeting of the Board of Directors of the Greenspire Metropolitan District No. 2 was held and the following Directors, having confirmed their continued qualification to serve on the Board, were in attendance:

James Hogue
Phil Myers
Rachel Theobald

Absent: Bret Hall

Also, present were Colin B. Mielke, Seter & Vander Wall, P.C.; Nikolas Wagner, Centennial Consulting Group; Ann Eldridge, Eldridge CPA; and members of the public including but not limited to: Doug Hoffman, Brad & Thia Walker, Bruce Laymon, Pam Tjaden, Dawn, Jessica, Candee. Some of the members of the public may not have been on the Zoom meeting for its entirety.

Call to Order and Declaration of Quorum

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

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.

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Director Matters	Doug Hoffman who lives at 125 Turnberry Drive, Windsor Colorado introduced himself to the Board and indicated he has a masters plumbing license in the State of Colorado and believes his background is well suited for helping with water issues within the development and wishes to help Greenspire residents to better understand the Board and the Board to understand the needs of individuals within the development. Director Myers moved to elect Mr. Doug Hoffman to the Greenspire Metropolitan District No. 2 Board, seconded by Director Jim Hogue, and approved by a unanimous vote. Mr. Hoffman was informed he would not technically become a Board member until the Oath of Office is taken and various paperwork filed.
Approval of Minutes	Minutes for prior Board meetings were tabled to the next Board meeting.
Public Comment	<p>The meeting was opened for public comment.</p> <p>The District's Manager indicated that he had received an email from a homeowner that expressed their desire to have a playground in the park,</p> <p>There being no further public comment, the public comment period was closed, but with the understanding that additional public comment is acceptable throughout the meeting.</p>
Update: Non-potable water fees for 2021	Director Theobald has reached out to Director Bret Hall (Director on Districts Nos. 1, 2 & 3 Boards) on several occasion to discuss the water fees for 2021, but he did not respond. Director Theobald indicated she has a meeting scheduled to talk with Mr. John Hall (Secretary / Treasurer of District No. 2) by phone on June 24, 2021. Director Hogue indicated he would also be available to join the call. Director Hogue indicated he had spoken to Mr. John Hall a couple of weeks ago and needs to follow up with John and has questions for Mr. Wagner as well regarding water fees (See Manager's Report below).
Financial Matters	Tabled to District No. 2's next Board Meeting (July 28, 2021).
Records Management, CORA & Other Pending	Director Myers indicated he may be issuing another CORA request regarding Tap Fees along with other correspondence

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Requests	addressed to all three Greenspire Metropolitan Districts, but it can be addressed at the next Board Meeting.
Secretary / Treasurer's Report, Internal Control Testing	Tabled but Director Myers indicated more Internal Control Testing has been completed but discussion can wait until the next Board meeting.
Developer's / Builders' Reports	No Reports were provided. Director Myers indicated he plans to request the Builder and Developer to provide specific information in the future. Director Myers asked Mr. Mielke about the effective date of Board decisions and Mr. Mielke indicated that once a vote takes place it is effective, and any existing applicable Resolutions do not require updating.
District Manager's Report	<p>Mr. Wagner informed the Board about water issues in Greenspire. Excessive water for some homeowners on the South side of Saratoga Drive continues to be an issue. A blowoff valve was not leaking but was rebuilt due to its age. The water pressure test conducted by L7L (out of Loveland) ran for 45 minutes and there was no drop in pressure, so Mr. Wagner does not believe there is a leak in the district line. Mr. Wagner indicated the sidewalk should be repaired on Monday.</p> <p>Greenspire residents (one of which went by Jessica) who lives on Saratoga Drive, asked about 2021 non-potable water fees, and had questions about landscaping. They indicated that the caps on the pillars were finally installed but wanted to know about missing boulders at the walkway entrance. Mr. Wagner indicated they could send him an email and he would forward it to John Hall who works for the developer. These homeowners were still having problems with excessive moisture in their back yard, have torn up the yard twice, have two French Drains, and are still having excessive moisture problems. They indicated that Windmill Homes, the builder, has not been friendly and are not responsive to some questions. These homeowners stated Windmill Homes did come out to check the excessive water issue but just "eye-balled" it and said it was fine. Mr. Wagner recommended that they keep records of their correspondence and that they may need to hire a third party inspector to determine if lot grading is adequate and if it is not Windmill Homes may need to fix the problem and they could request repayment for the inspection.</p>

Mr. Wagner and Director Hogue indicated that District No. 1 is

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looking at utilizing meter readings for invoicing purposes. Director Hogue stated that by not having a flat rate fee people are more likely to conserve water and stop some of these problems caused by over watering. Director Myers indicated that using water meters can also help identify leaks. Mr. Wagner indicated where they could find their water meter pit. He also indicated that water meters are on back order and may not arrive until October, so a few homes just have jumper pipes and no water meters.

Mr. Wagner indicated he would send Director Hogue information that has obtained from Badger, one to the companies bidding for providing equipment to read water meters.

Mr. Myers indicated that the proposed cost for 2021 water was \$4.64 per thousand gallons, which is calculated by using 90% of what the Town of Windsor charges for Tier 1 water.

Mr. Wagner indicated that dead trees under warranty were starting to be replaced today. Jessica asked if the Hollister Lake Road trees were also going to be replaced and Mr. Wagner said District No. 1 would have to pay to have them replaced because the Town of Windsor will not. Director Myers indicated it would look better just to take the dead ones out if they are not under warranty. Mr. Wagner indicated he would check with District No. 1 to see if they will pay to have the dead trees removed. Director Myers indicated the trees by the retainage basin near the post office boxes never had water to them and look bad so they could be removed.

Director Myers indicated that the Greenspire development North of the ditch has new green space and should be transferred from the developer to District No. 1.

Mr. Mielke indicated he did check into Tract G which is the retainage area. Mr. Mielke indicated the bill of sale is for the improvements which are owned by the District and that the District has a perpetual easement for Tract G. He also stated that although the County records will still show the developer as the owner, the District still has easement rights to access all improvements conveyed to the District. Director Myers asked who was responsible for maintained Tract G, including mowing the weeds and Mr. Mielke indicated he would have to check on

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that.

Jessica asked about dog bag dispensers and Mr. Wagner indicated they cost around \$400 per station and around \$300 per year to maintain and he would visit with District No. 1's Board.

Jessica indicated the area with mailboxes has cracked stone and looks bad and lighting on back side of mailboxes is dark, while the ones on the front are well lighted.

Director Myers indicated the Trash bins are not getting emptied that often and dog poop is placed in the container, and it stinks sometimes. Mr. Wagner indicated he could talk to the landscaping company to help take care of that area.

Director Myers said some of these things may be HOA issues, but that Greenspire does not have an active HOA.

Director Hogue indicated picking up after dogs is a Town of Windsor ordinance, but it is hard to catch irresponsible dog owners. He also stated he thinks that most of the recepticals around the lake are provided as a community service and paid for by Garden Valley Veterinary Hospital Services.

Legal Matters

Advance and Reimbursement Agreement. Mr. Mielke indicated he added language into the Agreement to avoid the compounding of interest. Mr. Mielke also stated that no other District they work used the Revolving Line of Credit structure although he did not find any law that would prohibit the use of a Revolving Line of Credit.

Mr. Mielke indicated he sent a copy of the Agreement to the Developer to get their input and may have something to report at the July Board meeting. Director Myers stated his hope for a lower interest rate. Director Myers asked Mr. Mielke if there is anything better understanding regarding which debt instruments are applicable because it is possible the auditors may ask for the current debt instruments. Mr. Mielke indicated they were not the Districts' attorney during that time, but it appears that the original Agreement was superseded by another one, but then the first one was still being referenced after the

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second one was executed. Director Myers asked Mr. Mielke if he had visited with the developer to see if they can provide a comprehensive schedule to show all the entries (advances and payments) to arrive at what is owed.

Mr. Myers indicated that audits in the past show a large difference in the amount owed versus what the Districts' records show. Director Myers indicated that appears that some of the advances were to pay interest on the bonds, and the interest rate on both are high. Director Myers indicated the interest rate on the bonds and the developer loans are high. Mr. Mielke indicated that the market rate has dropped so he thinks the interest rate will be lowered and he believes that District No. 1 will be attempting to refinance the bonds to also lower the interest rate.

Director Myers asked about the bond underwriter using forecasts because he said he had been laughed at when he had asked for forecasts. Mr. Mielke indicated the underwriter would determine what could be financed and do forecasting to identify what interest rate they could possibly get if it went to market.

Unfinished Business

Meeting Location: Mr. Mielke asked about meeting places for District No. 1's Regular meetings. Director Hogue indicated he would get back with the Windsor Recreational Center. Director Myers indicated they probably wouldn't need a room for more than 20 people and Director Hogue said that was his thought too. Director Myers indicated he hoped that space may become available at a church that has space to rent, but the church he visited with is waiting for COVID issues to be less of a problem. Director Hogue indicated he would get with Catherine (Catherine Bright is a legal assistant that works with Mr. Mielke) after he visits with the Rec center.

Director Myers indicated there may be some other unfinished business items for the next Board meeting.

Other Business

None

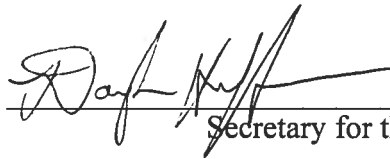
Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 7:05 p.m.

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Next Board Meeting

Scheduled for July 28, 2021 6:30 p.m. Location unknown and may need to be another Zoom Meeting if a suitable physical location cannot be ascertained.



10-27-2021

Secretary for the Meeting