

GREENSPIRE METROPOLITAN DISTRICT NO. 1

- SPECIAL MEETING-

Tuesday, May 9, 202 at 9:30 a.m.

Zoom

Meeting ID: 889 7751 8107

Passcode: 440924

Telephone: 1-719-359-4580

<u>Board of Directors</u>	<u>Term Expiration</u>
Bret Hall – President	5/2025
John Hall –Secretary/ Treasurer	5/2027
Vacancy	5/2025
Vacancy	5/2025
Vacancy	5/2027

AGENDA

1. Call to Order
2. Declaration of Quorum/Disclosure Matters
3. Approval of Minutes – April 11, 2023 Consolidated Special Meeting (Nos. 1&3)
4. Public Comment
5. Financial Matters
 - a. Financial Report/Payment of Claims
 - b. Other
6. Consider District Manager Report
 - a. Discussion regarding 2022 Water Service Billing
 - b. Other
7. District Matters
 - a. Consider Adoption of 2023 Irrigation Fees
 - b. Consider Acceptance of Landscaping Tracts from Lot Holding Investments LLC – Tracts D, 2F, 2G, 2J and 2K
 - c. Consider Advance and Reimbursement Agreement with Lot Holding Investments, LLC and Metro District No. 1
 - d. Consider Irrigation Water Tap Purchase Agreement with Lot Holding Investments, LLC and Metro District Nos. 1-3
 - e. Consider Irrigation Rules and Regulations
 - f. Other
8. Other Business
9. Adjourn

NEXT REGULAR MEETING: Tuesday, July 11, 2023 at 9:30 a.m.

RECORD OF PROCEEDINGS

MINUTES OF THE CONSOLIDATED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NOS. 1 AND 3

Held: Tuesday, April 11, 2023 at 11:00 a.m. via Zoom
videoconference platform.

Attendance

A consolidated special meeting of the Boards of Directors of the Greenspire Metropolitan District Nos. 1 and 3 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 and Olivia Hermann, 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 Boards was in attendance.

Disclosure Matters

The Boards 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 Boards 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 Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards 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 Districts under which he has an obligation to pay taxes on real property. He also owns most of the undeveloped lots and tracts in Districts through various entities. He is employed by and is a

RECORD OF PROCEEDINGS

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 Districts 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 Boards reviewed the minutes from the November 8, 2022 consolidated special meeting. Upon motion made, seconded and unanimously carried, the Boards approved the minutes as presented.

Annual Administrative Matters (2023)

Mr. Mielke presented an Annual Administrative Resolution and discussed a number of administrative matters with the Boards, which are generally addressed at the Boards' first meeting 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 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.

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

President/Chair – Bret Hall

Secretary/Treasurer – John Hall

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

The Boards identified the Districts' website as the 24-hour posting place for meeting notices at this time, along with additional physical posting locations for meeting notices that were not otherwise posted under Title 32, C.R.S. as identified in the Resolution.

The Boards determined to hold regular meetings at 9:30 a.m. on the second Tuesday of each month at 1613 Pelican Lakes Point, Suite 201, Windsor, Colorado and/or virtually.

The Boards determined to appoint Catherine T. Bright 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 the year and determined to renew Seter & Vander Wall, P.C. as its legal counsel, Ann Eldridge, CPA as its accountant and Kellison Corp. as its manager.

Finally, the Boards reviewed the proposed form of resolution presented by Mr. Mielke that memorializes the above 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 a motion by Director John Hall, seconded by Director Bret Hall and unanimously carried, the Board approved the administrative items and resolution as discussed.

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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	The Boards noted that there was no financial report presented for this meeting. The Boards discussed the payment of claims report provided by the District's accountant prior to the meeting, and upon motion made, seconded and unanimously carried, the Boards ratified the payment of claims report.
Legal Matters	
– May 2023 Election	Mr. Mielke informed the Boards that there were not more candidates than seats available for the Boards, and that therefore the elections had been canceled and the candidates elected by acclamation. Mr. Mielke noted that election documents will be distributed to the candidates after election day has passed.
– Landscape and Snow Removal Contract	Mr. Mielke presented the Board for District No. 1 with a landscape and snow removal agreement with Precision Landscape and Maintenance, LLC. After review and discussion, and upon motion made, seconded and unanimously carried, the Board approved the agreement as presented.
Manager Report	
– Non-Potable Irrigation System Updates	Ms. Hermann updated the Boards regarding work to install the meters for non-potable irrigation water services. The Board for District No. 1 noted its plan to meter water usage during 2023 and to invoice for water usage on a metered basis.
– District Maintenance Activities	Ms. Coleman discussed the installation of solar lighting at the community mailboxes and that dog waste stations have been ordered and are believed to have been installed.
Adjournment	There being no other business to come before the Boards, the meeting was adjourned at approximately 11:30 a.m.

Secretary for the Meeting

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made Jan. 8, 2023, between LOT HOLDING INVESTMENTS, LLC, a Colorado limited liability company, 1613 Pelican Lakes Point, Suite 201, Windsor, Colorado 80550 ("Grantor") and GREENSPIRE METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado/ c/o Seter & Vander Wall, 7400 E. Orchard Road, #3300, Greenwood Village, CO 80111 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, convey, and confirm unto the Grantee, its successors and assigns forever, the parcels of real property, together with all improvements, if any, situate, lying, and being in the County of Weld, State of Colorado, described as follows ("Property"):

Tracts: D, 2F, 2G, 2J and 2K, Greenspire Subdivision, Town of Windsor

Reserving unto Grantor all right, title and interest, if any, in and to all sand, gravel, oil, gas and other minerals associated with or appurtenant to the Property. Grantor shall not have any right to use, enter upon or occupy the surface of the Property pursuant to this reservation.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or in equity, of, in, or to the Property.

TO HAVE AND TO HOLD the Property, subject to easements, restrictions, reservations, covenants, rights-of-way, matters not of record and taxes and special assessments for the current year.

The Grantor, for Grantor and Grantor's successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the title to the Property in the quiet and peaceable possession of Grantee, and Grantee's successors and assigns, against all persons claiming the whole or any part of the Property, by, through, or under the Grantor. The singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

LOT HOLDING INVESTMENTS, LLC

By: *John Hall*
John Hall, Manager

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 8th of January 2023 by John Hall as Manager of Lot Holding Investments, LLC, a Colorado limited liability company, the Grantor.

WITNESS my hand and official seal:

My Commission expires: 12-5-2024

Donna M. Kraft
NOTARY PUBLIC

