

## 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, 2, AND 3

Held: Tuesday, December 10, 2019 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, 2, and 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 Eldridge, Eldridge CPA; John Paul Williams and Nikolas Wagner, Centennial Consulting Group; and members of the public, including: James Hogue, Pam Tjaden, Alissa Burch, Bruce Laymon, and Vicki Laymon.

#### 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, 2, and 3 to order.

#### 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 reported that he is a party to a contract to

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purchase property within the Districts under which he has an obligation to pay taxes on real property. He is employed by and is the Chief Operating Officer of Hall Irwin Corporation, President of Bestway Concrete Company, manager of Lot Holding Investments, LLC, and has business interests with Traders Junction LLC. He is the son of Mr. George Hall. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Director George Hall reported 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 president of Hall Irwin Corporation and has an interest in Lot Holding Investments, LLC. This disclosure is associated with the approval of items on the agenda which might affect his interests.

### Approval of Minutes

The Boards reviewed and considered approving the minutes of the October 8, 2019 consolidated regular meeting. Upon motion, seconded and unanimously carried, the Boards approved the minutes as presented.

### Public Comment

Director Bret Hall opened the meeting for public comment.

Mr. Mielke noted that his office received written comments from Mr. Phil Myers stating objections to the water rate study and the Boards' adoption of fees based on that study. Mr. Mielke confirmed that Mr. Myers' written objections would be appended to the minutes as requested.

Mr. Bruce Laymon stated that he supports Mr. Myers' position on the water fees. Mr. Laymon stated that he likes the access to non-potable water and had assumed it would be more economical than using potable water for irrigation. Mr. Laymon stated that he assumed his water use would be metered because of the meter pit located at his house, and he encourages metered use because it supports water conservation.

Director Bret Hall responded that the Districts do not have the funds to pay for water meter reading at this point and that the

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Districts can hopefully switch to a meter reading method once additional development occurs within the Districts and revenues increase. Mr. John Paul Williams explained the lack of reserves by the Districts and a plan to build reserves and then switch to a method of reading meters for water billing purposes. Director Bret Hall stated that the Districts will continue to research the feasibility of meter reading on an annual basis.

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

### Financial Matters

Ms. Eldridge presented the Boards with financial statements through November 30, 2019, and notified the Boards that the Districts will need an advance from the developer to cover the Districts' costs. Ms. Eldridge presented two claims for payment for legal services. After review and discussion, and upon motion made, seconded and unanimously carried, the Boards accepted the financials as presented and approved the payment of claims.

### Resolution to Adopt Fees for Non-Potable Water Services

Mr. Mielke presented the Boards with a resolution to adopt the non-potable water service fees that were presented in the Water Rate Study from Centennial Consulting Group. The Boards reviewed and discussed the resolution, and upon motion made, seconded and unanimously carried, the Boards approved the resolution as presented and adopted the water services fees as set forth therein.

### Discussion regarding Landscape Contractor Proposals

Mr. Wagner presented the Boards with three separate proposals for landscaping contractor services for 2020, including a proposal from CLC Landscape & Irrigation, Ace of Blades Landscaping, and the District's current landscaping contractor Environmental Landworks. The Boards reviewed and discussed the proposals, and a member of the public noted that she has used CLC Landscape & Irrigation for her own property and was impressed with their service. Another member of the public requested that the Districts increase oversight of landscapers to ensure proper service. Mr. Wagner noted that CLC is located close to the Districts, so response times are anticipated to be quick.

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After review and discussion, and upon motion made, seconded and unanimously carried, the Boards approved proceeding with CLC Landscape & Irrigation and directed legal counsel to prepare a contract for the Boards' approval.

### Legal Matters

#### - Discussion regarding Notices of Meeting Cancellation

Mr. Mielke informed the Boards that a resident, Mr. Bob Fry, requested that notice be provided to residents when meetings are canceled. Mr. Mielke noted that meetings cannot be held unless properly noticed, so the lack of notice serves as evidence that a meeting will not be occurring. Mr. Mielke stated that further notice could be provided on the Districts' website. Mr. Wagner confirmed that he could send out email notices as well.

#### - Discussion regarding Fencing

Mr. Mielke informed the Boards that he reviewed the Districts' files regarding fence ownership and confirmed that fencing near Hollister, Turnberry, and Saratoga is District-owned fencing. Mr. Mielke confirmed he will provide a map of the fencing to Mr. Wagner so Mr. Wagner can inspect the areas with District-owned fencing.

### Other Business

#### - Discussion regarding Snowplowing

The Boards discussed a question from a member of the public regarding snowplowing within the Districts. The Boards confirmed that the sidewalk around the lake is plowed by the Town of Windsor, the sidewalk to the lake is plowed by the Districts, and the sidewalks around homes are private and the responsibility of the homeowners.

#### - Discussion regarding Irrigation System Main Line Break

Mr. Wagner provided the Boards with an update regarding the irrigation system's main line break. Mr. Wagner noted that Environmental Landworks was working in the area and drove over the grass causing the main line under the ground to rupture. A nearby home was flooded due to the main line break and the homeowner has been working with the Districts' insurance company to resolve the issue. Mr. Wagner will continue to monitor the situation.

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December 10, 2019

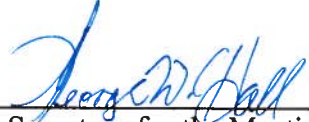
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Adjournment

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



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Secretary for the Meeting