

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, November 8, 2022 at 9:30 a.m. at 1613
Pelican Lakes Point, Suite 201, Windsor, Colorado.

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, Kellison Corp.

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 Manager of Lot Holding Investments, LLC. Director Bret Hall

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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 July 28, 2022 consolidated special meeting. Upon motion made, seconded and unanimously carried, the Boards 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

The Boards reviewed and discussed the financial reports dated October 31, 2022 and the payment of claims report from July 27, 2022 through October 31, 2022 from the District's accountant. After review and discussion, and upon motion made, seconded and unanimously carried, the Boards accepted the financial reports and approved the payment of claims.

Public Hearing regarding 2023 Budgets

The Boards reviewed the draft budgets prepared by the Districts' accountant and the accompanying budget resolutions. Director Bret Hall opened the public hearing on the 2023 budget. There being no public comment, the public hearing was closed. The Boards proceeded to review and discuss the draft budgets, including anticipated expenses for landscape maintenance in 2023. After review and discussion, and upon motion made by Director John Hall, seconded by Director Bret

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- Hall and unanimously carried, the Boards adopted the budgets and budget resolutions as presented, appropriated the budgeted funds, and certified mill levies of 16.710 mills for general operations and 26.331 mills for debt service.
- Discussion regarding FAMLI Act
- Mr. Mielke updated the Boards regarding the FAMLI Act. The Boards confirmed that the Districts do not have any employees and the board members are not compensated public officials. Therefore, the Districts do not constitute local government employers and the Act does not apply to the Districts. Based on the foregoing determination, no further action was deemed necessary.
- Legal Matters
- May 2023 Election
- Mr. Mielke presented the Boards with Resolutions Calling the May 2023 Regular Elections, and noted that Ms. Catherine Bright will serve as the Designated Election Official for the Districts. The Boards reviewed and discussed the resolutions, and upon motion made, seconded and unanimously carried, the Boards approved the resolutions as presented.
- 2021 Annual Report
- The Boards reviewed the 2021 Annual Report and Mr. Mielke confirmed it had been previously filed with the Town of Windsor by the September 1st deadline in the Districts' service plan. After review and discussion, and upon motion made, seconded and unanimously carried, the Boards ratified the 2021 Annual Report as presented.
- Manager Report
- Non-Potable Irrigation Invoicing
- Ms. Coleman informed the Board that Kellison Corp. will be starting its meter reading audit soon in order to gather the data necessary to begin invoicing for non-potable irrigation water usage.
- Adjournment
- There being no other business to come before the Boards, the meeting was adjourned at approximately 9:45 a.m.


Secretary for the Meeting