

RECORD OF PROCEEDINGS

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

Held: Thursday, November 3, 2022, at 6:30 p.m., at Windsor
Community Recreation Center, 250 N. 11th Street,
Windsor, Colorado 80550.

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, President
John Hall, Assistant Secretary
Dave Carlson, Assistant Secretary

Absent: None.

Also, in attendance were: Colin B. Mielke, Seter & Vander Wall, P.C.; Luke McFetridge and Pamela Coleman, Kellison Corp.; and one member of the public.

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 Hogue reported that he is a property owner in the District. This disclosure is associated with approval of items on the agenda which may affect his interests.

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Director Carlson reported that he is a property owner in the District. This disclosure is associated with approval of items on the agenda which may affect his interests.

Director Hall reported that he is a property owner in Greenspire Metropolitan District Nos. 1, 2, and 3. 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 and 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 July 27, 2022 board meeting. 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 presented, the public comment period was closed.

Financial Matters

The Board reviewed the unaudited financial reports received from the District's accountant dated October 31, 2022 and the payment of claims report from July 27 through October 31, 2022. Upon motion made, seconded and unanimously carried, the Board accepted the financial report and payment of claims report as presented.

Public Hearing regarding 2023 Budget

The Board confirmed its receipt of the proposed 2023 budget for District No. 2, as well as the proposed budgets for District Nos. 1 and 3. The Board opened the public hearing on the proposed 2023 budget. There being no public comment, the public hearing was closed.

The Board reviewed and discussed the proposed budget. The Board discussed the \$164,000 of debt service mill levy revenues that are to be allocated to general operations pursuant to the terms set forth in District No. 1's 2022 bond issuance. The Board discussed needing to clarify the allocation of those funds and determined to table adoption of the budget until a future meeting to allow for the budget documents to be clarified.

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District Manager Report

Mr. McFetridge and Ms. Coleman addressed the Board regarding District management activities. Mr. McFetridge reported that the Beacon meter reading system being implemented within the Districts works with Badger meters. Approximately half of the homes are connected to the system at this time, but additional work needs to be performed to ensure all connected properties are activated and do not have error messages. Mr. McFetridge stated that Kellison is continuing to work on this matter, and will communicate with the community to educate property owners on how to access and read their meters.

Mr. McFetridge informed the Board that a bid for tree replacement has been received from the Davey Tree Expert Company.

The Board requested Kellison research stonework repairs at the community monumentation areas. Director Carlson requested an additional dog waste station be placed within the community, and Mr. McFetridge confirmed that Kellison will coordinate on the installation of another waste station.

Discussion regarding FAMLI Act

Mr. Mielke updated the Board regarding the FAMLI Act. The Board confirmed that the District does not have any employees and the board members are not compensated public officials. Therefore, the District does not constitute local government employer and the Act does not apply to the District. Based on the foregoing determination, no further action was deemed necessary.

Other Business

– May 2023 Regular Election

Mr. Mielke presented the Board with a Resolution Calling the May 2023 Regular Election, and noted that Ms. Catherine Bright will serve as the Designated Election Official for the District. The Board reviewed and discussed the resolution, and upon motion made, seconded and unanimously carried, the Board approved the resolution as presented.

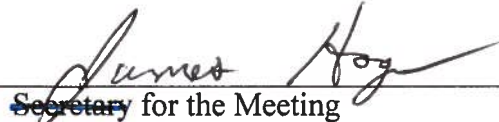
– Discussion regarding Irrigation System Pressure

A member of the public addressed the Board and stated that his home's pressure gauge changed pressure rapidly during the past summer and asked the Board to inspect the system when it is turned on to ensure there is adequate pressure for the community during the 2023 watering season.

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Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 7:45 p.m.


Secretary for the Meeting
President