

## RECORD OF PROCEEDINGS

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

Held: Thursday, July 27, 2023, at 6:00 p.m., at Windsor Community Recreation Center, 250 N. 11<sup>th</sup> 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  
Josh Kinabrew, Director  
Dave Carlson, Assistant Secretary

Absent: John Hall (absence excused).

Also, in attendance were: Colin B. Mielke, Seter & Vander Wall, P.C.; Pamela Coleman, Kellison Corp.; Ann Eldridge, Eldridge CPA; and various members 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.

Written disclosures of these interests, including disclosures for Director Hall, had been filed with the Secretary of State prior to the meeting.

### Minutes

The Board reviewed the minutes of the regular meeting held April 26, 2023. Upon motion made, seconded and unanimously carried, the Board approved the minutes for the meeting as presented.

### Public Comment

The meeting was opened for public comment.

Mr. David Hassard of 260 Turnberry Lane addressed the Board regarding his concern with weeds growing in walkways and dead trees. The Board discussed with Mr. Hassard additional areas near the church and along Hollister Lake Road that need to be addressed as well.

There being no further public comment presented, the public comment period was closed.

### Manager Report

Ms. Coleman addressed the Board regarding management activities for the District. Ms. Coleman confirmed that she completed a walkthrough with Precision Landscape. The Board noted that Precision Landscape is continuing to learn about the community's landscaping and irrigation needs and recommended that Precision Landscape be engaged for another year based on that knowledge. An irrigation line break near Hollister Lake Road has been repaired. Lastly, Ms. Coleman confirmed that invoices for irrigation usage were mailed the prior Friday.

### Financial Matters

#### – Financial Report / Payment of Claims

Ms. Eldridge presented the Board with District financial reports, noting that most tax revenues for the year have been received. Ms. Eldridge informed the Board that a 2022 audit is being completed for District No. 1 based on the bond refunding. Ms. Eldridge further reported that the Town of Windsor is delayed in invoicing District No. 1 for water usage, and therefore irrigation invoices are expected to be higher at the end

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of the season based on this delay.

The Board reviewed the payment of claims report and Ms. Eldridge described the services provided by the various vendors on the report.

After review and discussion, and upon motion made, seconded and unanimously carried, the Board accepted the financial reports and ratified the payment of claims as presented.

### Other Matters

- Discussion regarding Dead Trees

The Board discussed the presence of dead trees in the community and the estimate of \$35,641 to replace dead trees with nineteen two-inch caliper trees, including stump grinding. Director Kinabrew noted that the proposal for tree replacement appeared high and recommended seeking a quote from Oasis Tree Services and Ms. Coleman confirmed Kellison will obtain a quote. Director Carlson noted that the quote should not include trees within District No. 1 and nineteen trees may not be needed. Directors Hogue and Carlson noted their plan to deliver a proposal to District No. 1 in the first week of August.

Director Kinabrew noted there is a bush on the northwest side of Sundance and Hollister Lake Road that should be trimmed back or removed because it blocks traffic sight lines. Ms. Coleman confirmed she will contact the landscaping company to trim back the bush.

Mr. Hassard addressed the Board at this time and noted that irrigation should be turned on sooner in 2024, and the Board noted that the turn-on date depends on the Town of Windsor's turn-on of the main pump.

The Board next discussed dead trees that need to be addressed soon to take advantage of potential warranty coverage, including two trees north of 260 Turnberry and two trees east of Hillspire near Turnberry and Sutherland.

- Resignation of District Manager


Ms. Coleman confirmed that Kellison Corp. has submitted its sixty-day notice of resignation as the District management company and confirmed that Kellison Corp. will continue performing District management activities while the Districts search for a new management company.

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Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 7:30 p.m.



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Secretary for the Meeting