

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

PARKDALE METROPOLITAN DISTRICT NOS. 1-3 &
PARKDALE COMMUNITY AUTHORITY

Held: Wednesday, February 16, 2022 at 11:00 a.m.

This meeting was held via teleconference.

Attendance

The joint regular meeting of the Board of Directors (individually a “Board” and collectively the “Boards”) of Parkdale Metropolitan District Nos. 1-3 (individually, “District No. 1”, District No. 2”, “District No. 3” and collectively, the “Districts”) and Parkdale Community Authority (the “Authority”) was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Districts & the Authority, were in attendance:

Parkdale Metropolitan District Nos. 1-3:

Christian Matt Janke
Matthew Cavanaugh
Chris Elliott
C. Regan Hauptman
Corey Elliott

Parkdale Community Authority:

Christian Matt Janke (District No. 1 Member)
Chris Elliott (District No. 3 Member)
Corey Elliott (District No. 3 Member)

Also present were Kristin Tompkins, Esq., and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Alyssa Ferreira, CliftonLarsonAllen LLP, District and Authority Accountants; and Sarah Hunsche, E5X Management.

**Call to Order/Declaration
of Quorum**

It was noted that a quorum of the Boards were present and the meeting was called to order.

**Conflict of Interest
Disclosures**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at

the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Murphy inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Joint Meetings

The Authority and the Districts are meeting in a joint meeting. Unless otherwise noted below, and as applicable, the matters set forth below shall be deemed to be the actions of the Authority and the Districts collectively.

Approval of Agenda

Ms. Murphy presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended, to include the Letter Agreement authorizing Richmond American Homes of Colorado, Inc. to perform grading in District No. 1's Waneka Easement Area.

Public Comment

None.

Consider Approval of Joint Minutes from January 19, 2022 Regular Meeting

Mr. Murphy presented the Joint Minutes from the January 19, 2022 Regular Meeting to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the minutes.

Legal Matters

Conduct Public Hearing on Inclusion and Consider Adoption of Resolution and Order for Inclusion of Property owned by OEO, LLC (District No. 2)

Director Janke opened the public hearing on the Petition for Inclusion of Property (Property owned by OEO, LLC). Mr. Murphy noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

Ms. Murphy reviewed the Petition and Resolution and Order for Inclusion of Property owned by OEO, LLC with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 determined to grant the petition and adopt the resolution.

Financial Matters

Consider Acceptance of Schedule of Cash Position and Ratification of Claims (Authority)

Ms. Ferreira presented the Schedule of Cash Position to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously accepted the Schedule of Cash Position.

Ms. Ferreira presented the claims to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously ratified the claims in the amount of \$21,734.53.

Other Financial Matters

None.

Other Business

Consider Approval of License Agreement over Waneka

Ms. Murphy presented the Letter Agreement authorizing Richmond American Homes of Colorado, Inc. to perform grading in District No. 1's Waneka Easement Area. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the agreement.

Adjournment

There being no further business to come before the Boards, and following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Corey Elliott
[Corey Elliott \(Apr 21, 2022 11:40 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved on the 20th day of April, 2022.