

MINUTES OF A JOINT REGULAR MEETING OF THE  
BOARD OF DIRECTORS

OF

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

Held: Wednesday, August 18, 2021 at 11:00 a.m.

*This meeting was held via teleconference.*

**Attendance**

The joint regular meeting of the Board of Directors of Parkdale Metropolitan District Nos. 1-3 (individual, “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, have confirmed their qualifications to serve on the Districts & the Authority, were in attendance:

**Parkdale Metropolitan District Nos. 1-3:**

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

**Parkdale Community Authority:**

Christian Matt Janke (District No. 1 Member)  
Corey Elliott (District No. 2 Member)  
Chris Elliott (District No. 3 Member)

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

**Call to Order/Declaration  
of Quorum**

It was noted that a quorum of the Board was 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.

**Approval of Agenda**

Ms. Murphy presented the proposed agenda to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

**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.

**Public Comment**

None.

**Consider Approval of Minutes from July 21, 2021 Special Meeting**

The Board reviewed the minutes from the July 21, 2021 Special meeting. Following a review, upon a motion was duly made and seconded, the Boards unanimously approved the minutes as presented.

**Legal Matters**

Approval of Resolutions Designating the Location of Meetings of the Board of Directors

Ms. Tompkins presented the Resolutions Designating the Location of Meetings of the Board of Directors to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolutions.

**Financial Matters**

Consider Approval of Cash Position and Ratification of Claims (Authority)

Ms. Pangindian presented the Cash Position and Claims to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the cash position and ratified the claims.

Consider Adoption of Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement

Ms. Pangindian presented the Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement with OEO, LLC to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously adopted the resolution.

with OEO, LLC  
(Authority)

Consider Approval of  
Project Fund Requisition  
No. 7 Related to the  
Authority's Limited Tax  
Supported (District No. 1  
Revenue Bonds), Series  
2020A Bonds (Authority)

Ms. Pangindian presented the Project Fund Requisition No. 7 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the requisition in the amount of \$1,774,643.04 to OEO, LLC.

Other Financial Matters

None.

**Other Business**

None.

**Adjournment**

There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board 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 (Sep 23, 2021 10:11 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 15<sup>th</sup> day of September, 2021.