

MINUTES OF A JOINT REGULAR MEETING OF THE  
BOARD OF DIRECTORS

OF

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

Held: Wednesday, July 19, 2023 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  
Corey Elliott  
Sarah Hunsche  
Chris Elliott  
Matthew Cavanaugh

**Parkdale Community Authority:**

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

Also present were Megan J. Murphy White Bear Ankele Tanaka & Waldron, Attorneys at Law; Alyssa Ferreira, CliftonLarsonAllen LLP, District and Authority Accountant; and Amber Fisher, Rachel Hillis, and Jackie Casas, AdvanceHOA Management, Authority Manager.

**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**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain

**Disclosures**

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.

**Public Comment**

None.

**Consent Agenda**

Ms. Murphy reviewed the items on the consent agenda with the Boards. Ms. Murphy advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and/or adopted:

- Minutes from June 8, 2023 Regular Meeting.

**Legal Matters**

Discussion Regarding Independent Contractor Agreement (Trash and Recycling Services) with Waste Connections of Colorado Inc.

Ms. Murphy presented the Independent Contractor Agreement with Waste Connections of Colorado Inc. (“**Waste Connections**”) to the Board of the Authority noting that Waste Connections has requested several changes to the form contract which were presented in redline for the Board to review. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the changes proposed by Waste Connections and the contract as presented.

**Financial Matters**

Consider Acceptance of Schedule of Cash Position

Ms. Ferreira presented the Schedule of Cash Position dated March 31, 2023 updated as of July 12, 2023 and Claims in the amount of \$16,251.88

and Ratification of Claims (Authority) 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 and ratified the Claims.

Consider Acceptance of 2022 Audit (Authority) Ms. Ferreira presented the 2022 Audit to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously accepted the audit subject to final legal review and receipt of a clean auditor opinion.

Discussion Regarding 2023 Bond Issuance Director Hunsche noted the developer is working on outstanding items for the transaction and she will request a new schedule of events be distributed to the working group.

Other Financial Matters None.

**Management Matters**

District Manager’s Report Ms. Fischer presented the report to the Boards.

Discussion Regarding Design Guidelines Ms. Fischer presented potential design guideline amendments to the Board of the Authority for discussion. No action was taken.

Consider Appointment of ARC Committee The Board of the Authority engaged in discussion regarding appointment of architectural review committee (“ARC”) committee. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously appointed Director Hunsche, Director Corey Elliott, and Director Janke to the ARC committee.

**Other Business** None.

**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 (Oct 19, 2023 11:20 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 18th day of October, 2023.