

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

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

Held: Thursday, June 8, 2023 at 4:00 p.m.

*This meeting was held via teleconference.*

**Attendance**

The joint special 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

**Parkdale Community Authority:**

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

Directors Chris Elliot and Matthew Cavanaugh were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy White Bear Ankele Tanaka & Waldron, Attorneys at Law; Alyssa Ferreira, CliftonLarsonAllen LLP, District and Authority Accountants; 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  
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 presented.

**Consider Election of Officers (District Nos. 1-3)**

The Boards of the Districts engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards of the Districts unanimously elected Director Hunsche as Treasurer.

**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:

- Joint Minutes from April 19, 2023 Regular Meeting;
- Minutes from May 11, 2023 Special Meeting (District No. 2); and
- Independent Contractor Agreement with AdvanceHOA for Authority Management Services (Authority).

**Legal Matters**

Other Legal Matters

None.

**Financial Matters**

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

Ms. Ferreira presented the Schedule of Cash Position dated March 31, 2023 updated as of June 2, 2023 and Claims in the amount of \$49,752.60 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 Adoption of a Joint Resolution Concerning the Imposition of An Operations Fee of the Parkdale Community Authority and Parkdale Metropolitan District Nos. 1-3

Ms. Murphy presented the Joint Resolution Concerning the Imposition of an Operations Fee of the Parkdale Community Authority and Parkdale Metropolitan District Nos. 1-3. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution.

Consider Engagement of Haynie & Company to prepare 2022 Audit (Authority)

Ms. Ferreira presented the Engagement Letter with Haynie & Company to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the engagement of Haynie & Company.

Other Financial Matters

None.

**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 (Jul 24, 2023 10:53 MDT)

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Secretary for the Meeting

The foregoing minutes were approved on the 19th day of July, 2023.