

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NO. 1

Held: Tuesday, May 7, 2024, at 9:30 a.m., at 1613 Pelican Lakes Point, Suite 201, Windsor, Colorado and via Zoom videoconferencing platform and continued to Wednesday, May 8, 2024 at 9:00 a.m.

#### Attendance

A special meeting of the Board of Directors of the Greenspire Metropolitan District No. 1 was held and the following Directors, having confirmed their continued qualification to serve on the Board, were in attendance:

Bret Hall, President  
John Hall, Secretary/Treasurer

Absent: None.

Also, in attendance were: Colin B. Mielke, Seter, Vander Wall & Mielke, P.C.; Ann Eldridge, Eldridge CPA; Lane Melott and Jackie Casas, Advance HOA Management; Director Jim Hogue, District No. 2; Director Lee Fedel, District No. 3; and Alex Carlson, a member 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.

The Board discussed the need to continue the meeting at a later time due to Director Bret Hall having a conflicting appointment. Upon motion made, seconded and unanimously carried, the Board approved to continue the meeting on May 8, 2024 at 9:00 a.m.

Mr. Mielke then discussed the meeting continuation with Alex Carlson, a member of the public.

#### Call to Order and Declaration of Quorum

The meeting was reopened at 9:00 a.m. on May 8, 2024 and it was noted that a quorum of the Board was in attendance.

## RECORD OF PROCEEDINGS

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### 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 Bret Hall's existing conflict of interest forms have been filed with the Secretary of State's office pursuant to Colorado statute, which includes information stating that he is a property owner within District Nos. 1 and 3. He also owns most of the undeveloped lots and tracts in Districts through various entities. He is employed by and is a Manager of Lot Holding Investments, LLC. Director Bret Hall further stated that he has an ownership interest in The Windmill Homes Company and Hall-Windsor Family Partnership, LLP. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Director John Hall reported that he is a property owner in Greenspire Metropolitan District Nos. 1, 2, and 3. He is a manager at Lot Holding Investments, LLC. He is the son of Mr. Bret Hall, who is a Director on Greenspire Metropolitan District Nos. 1 and 3. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Written disclosures of these interests had been filed with the Secretary of State prior to the meeting.

### Minutes

The Board reviewed the minutes of the joint annual meeting and the joint special meeting held November 14, 2023 for District Nos. 1 and 3. Upon motion made, seconded and unanimously carried, the Board approved the minutes for the meetings as presented.

### Public Comment

The meeting was opened for public comment. There being no comments from members of the public, the public comment period was closed.

## RECORD OF PROCEEDINGS

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Annual Administrative  
Matters (2024)

Mr. Mielke asked the Directors to complete a statement of qualification, which he distributed to each Director prior to the meeting, confirming each Director's qualification to serve on the Board.

Mr. Mielke also provided information to each Director describing how to identify a conflict of interest and the requirements under Colorado law for disclosure of such conflicts of interest by each Director. Mr. Mielke asked each Director to identify all existing and potential conflicts of interest each Director may have in connection with serving as a member of the Board of the District and to complete the disclosure forms to be returned to his office.

Following discussion, the Board determined to elect the officers of the Boards as follows:

President/Chair – Bret Hall  
Secretary/Treasurer – John Hall

The Board determined to use the *Greeley Tribune* as its newspaper designated for publication of legal notices.

The Board designated the District's website [www.greenspiremetrodistrict.org](http://www.greenspiremetrodistrict.org) as its 24-hour posting location for meeting notices, as well as the community mailboxes for meeting notices not otherwise posted pursuant to Colorado law.

The Board determined to hold regular meetings quarterly on the second Tuesday of the month at 9:30 a.m. at 1613 Pelican Lakes Point, Suite 201, in Windsor, Colorado. In addition, the meetings may be held by audioconference/videoconference.

The Board determined to appoint Catherine T. Bright of Seter, Vander Wall & Mielke, P.C. to serve as the Designated Election Official for the District for its election activities.

Finally, the Board reviewed the proposed form of resolution presented by Mr. Mielke that memorializes the above determinations in addition to certain other annual administrative actions providing direction from the Board regarding actions to be taken by the District's consultants on the Board's behalf.

## RECORD OF PROCEEDINGS

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Upon a motion made by Director John Hall, seconded by Director Bret Hall and unanimously carried, the Board approved the administrative items and resolution as presented.

### Financial Matters

- Financial Report / Payment of Claims

Ms. Eldridge discussed the unaudited financial reports for the four months ended April 30, 2024 for District Nos. 1-3, which she had distributed to the Board via email prior to the meeting. Ms. Eldridge discussed the check detail from November 30, 2023 through April 24, 2024 in the amount of \$91,937.41 for District No. 1, noting that the reference to February 1, 2024 in the title of the report was an error.

There being no further discussion, and upon motion made, seconded and unanimously carried, the Board accepted the financial report as discussed by Ms. Eldridge and ratified its approval of the check detail report.

- Acceptance of 2023 Audit

Ms. Eldridge presented the Board with an audit for 2023 for District No. 1. The Board reviewed and discussed the audit and upon motion made, seconded and unanimously carried, the Board accepted the 2023 audit as presented.

- Public Hearing regarding 2023 Budget Amendments (District No. 1)

Ms. Eldridge presented the Board with proposed budget amendments and accompanying budget amendment resolutions for 2023. The Board then opened the public hearings on the 2023 budget amendments.

There being no comments from members of the public, the public hearing was closed.

After review and discussion, and upon motion made, seconded and unanimously carried, the Board adopted the resolutions to amend the 2023 budget as presented.

### District Matters

- Consider Resolution to Adopt 2024 Irrigation Fees

Mr. Mielke presented the Board with a resolution to adopt irrigation fees, noting that Director John Hall and Director Hogue (of District No. 2) previously expressed a desire to have the fees identified in a resolution on the Districts' website.

Mr. Mielke noted that the resolution remains in effect until modified, allowing its applicability to extend beyond the

## RECORD OF PROCEEDINGS

current irrigation season. Mr. Mielke discussed a previous resolution and fee collection resolution from 2013, confirming that the two resolutions are complementary.

The Board determined that the usage fee will be the same as last year's in that the amount charged by the District will equal the rate charged by the Town of Windsor plus an additional 20% to cover administrative and other related costs. The Board designated a \$300.00 base fee to be charged on the first invoice of the year, with the option for customers to request the fee be divided between invoices over the irrigation season. Lastly, the Board determined that the penalty for tampering with the District's irrigation system will be \$100.00, plus any costs incurred by the District to repair damages. The Board identified the irrigation season as being May 1 through October 31.

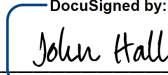
There being no further discussion, and upon motion made, seconded and unanimously carried, the Board adopted the fee resolution with the updates as discussed.

### Management Matters

- Ratification of ZGL Landscaping Contract  
Upon review and discussion, and upon motion made, seconded and unanimously carried, the Board ratified the contract with Zak George Landscaping as presented.
- Proposals for Tree Removal  
The Board reviewed tree removal proposals from Alex & Sons LLC and Zak George Landscaping. After discussion, and upon motion made, seconded and unanimously carried, the Board approved the proposal with Zak George Landscaping with direction given to Mr. Melott to negotiate a lower price, if possible.
- Management Report  
The Board discussed the management report presented by Mr. Melott.

### Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 9:45 a.m.

DocuSigned by:  
  
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 Secretary for the Meeting