

RECORD OF PROCEEDINGS

MINUTES OF THE CONSOLIDATED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NOS. 1 AND 3

Held: Thursday, October 26, 2023 at 10:00 a.m. at 1613
Pelican Lakes Point, Suite 201, Windsor, Colorado and
via Zoom videoconference platform.

Attendance

A consolidated special meeting of the Boards of Directors of the Greenspire Metropolitan District Nos. 1 and 3 was held and the following Directors, having confirmed their continued qualification to serve on the Boards were in attendance:

Bret Hall (District Nos. 1 and 3)
John Hall (District Nos. 1 and 3)

Absent: Lee Fedel (absence excused).

Also in attendance were Colin B. Mielke, Seter & Vander Wall, P.C.; Ann Eldridge, Eldridge CPA; Jim Hogue, Board Member of Greenspire Metropolitan District No. 2.

Call to Order and Declaration of Quorum

The meeting was opened, and it was noted that a quorum of the Boards was in attendance.

Disclosure Matters

The Boards 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 Boards 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 Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards 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

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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'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, 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 & 3. This disclosure is associated with the approval of items on the agenda which might affect his interests.

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

Approval of Minutes

The Boards reviewed the minutes from the August 8, 2023 consolidated special meeting of District Nos. 1 and 3 and the September 14, 2023 special meeting of District No. 1. Upon motion made seconded and unanimously carried, the minutes were approved by their respective Boards.

Public Comment

The meeting was opened for public comment. There being no public comment, the public comment portion of the meeting was closed.

Financial Matters

- Financial Report /
Payment of Claims

Ms. Eldridge presented the unaudited financial statement through September 30, 2023 and the payment of claims report in the amount of \$477,556.89 through September 30, 2023. The Boards discussed the financials and requested Ms. Eldridge research the accuracy of the Badger Meter invoices before payment of those invoices. After review and discussion, an upon motion made, seconded and unanimously carried, the Boards accepted the financial report and approved the payment of claims, subject to Ms. Eldridge confirming the accuracy of the Badger Meter claims.

- Set Public Hearing on
2024 Budget

The Boards determined to set the public hearing date for the 2024 budget for the next regular meeting to be held on

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November 14, 2023.

Management Matters

- Introduction of Management Team
Ms. Smeltzer and Ms. Hillis from Advance HOA introduced themselves to the Boards. Ms. Smeltzer noted that Advance HOA is still identifying a District manager to work with all three Districts and will have that person identified soon.

- Discussion regarding Water Billing
Ms. Smeltzer confirmed that Advance HOA will perform non-potable irrigation water billing services for the Districts, which will assist with answering water billing questions from the community and streamline the billing process. Advance HOA will establish a new bank account for the District to facilitate the water billing process. Director John Hall requested that Advance HOA audit the non-potable water irrigation invoices that were delivered in 2023 to confirm the accuracy of the invoiced amounts. He further requested that collection efforts on past due amounts not begin until the audit is complete.

- District Website
Ms. Smeltzer recommended utilizing Streamline for hosting the Districts' website, which is a website hosting company that specializes in special district websites. Upon motion made, seconded and unanimously carried, the Boards approved engaging Streamline to host the Districts' website.

- Vendor Invoices
The Board discussed processing of vendor invoices and determined that vendor invoices should be sent to both Ms. Eldrige and Advance HOA to ensure consultants are on the same page regarding payment of vendor invoices. Ms. Smeltzer recommended that Advance HOA perform the accounts payable services for the Districts and the Boards and Ms. Eldridge agreed that Advance HOA will perform those services for the Districts.

- Discussion regarding Bridge Repairs
Ms. Smeltzer informed the Boards of the sidewalk removal near a pedestrian bridge in the community, and a resident's concern regarding safety. Director John Hall noted that the sidewalk needed to be reinstalled and anticipates it will be repoured and finished by the upcoming weekend. He noted that the area is currently dirt, but it not dangerous.

- Approval of Advance
The Boards reviewed the agreement for Advance HOA's

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- HOA Agreement services and upon motion made, seconded and unanimously carried, the Boards approved the agreement as presented.
- Snow Removal Contract The Board for District No. 1 reviewed a contract for snow removal services from Precision Landscape, and noted that it will table consideration of landscaping services until Advance HOA obtains a few other proposals for consideration. Upon motion made, seconded and unanimously carried, the Board for District No. 1 approved the contract with Precision Landscape for snow removal services only.
- Adjournment There being no other business to come before the Boards, the meeting was adjourned at approximately 10:45 a.m.


Secretary for the Meeting