

## RECORD OF PROCEEDINGS

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

Held: Tuesday, November 14, 2023 at 11:00 a.m. at 1613  
Pelican Lakes Point, Suite 201, Windsor, Colorado and  
via Zoom videoconference platform.

#### Attendance

A joint 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)  
Lee Fedel (District No. 3)

Absent: None.

Also in attendance were Colin B. Mielke, Seter & Vander Wall, P.C.; Ann Eldridge, Eldridge CPA; Hannah Barker and Rachel Hillis, Advance HOA; 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

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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'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.

Director Fedel reported that he is a property owner in the District No. 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.

### Approval of Minutes

The Boards reviewed the minutes from the October 26, 2023 joint special meeting of District Nos. 1 and 3. 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 discussed the Districts' financials and payment of claims for the Boards' consideration. After discussion, an upon motion made, seconded and unanimously carried, the Boards accepted the financials and approved the payment of claims as discussed.

- Workers' Compensation  
Insurance

Ms. Eldridge presented the Board with agreements for workers' compensation insurance coverage, stating that she had

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discussed coverage with the special district insurance pool and confirmed the requirement to obtain coverage. Upon motion made, seconded and unanimously carried, the Boards approved obtaining the coverage as presented.

– Public Hearing on 2024 Budget

Ms. Eldridge presented the Boards with proposed 2024 budgets and budget resolutions. The Boards opened the public hearings on the budgets. There being no comments from members of the public, the public hearings were closed.

The Boards discussed adding trees and the status of water meters within the Districts. The Boards reviewed and discussed the budgets, and upon made, seconded and unanimously carried, the Boards for each District adopted their respective budgets, approved their budget resolutions, appropriated the budgeted funds, and certified the mill levies as set forth in the budgets.

### Management Matters

– Discussion regarding Water Billing

Ms. Barker updated the Boards on the status of meter readings, and recommended purchasing a software system update for meter reading for an approximate cost of \$2,100. The Boards directed Ms. Barker to purchase the software.

– Snow Removal

The Board discussed snow removal for the upcoming winter season, and directed the Districts' manager to give 30-day notice of termination to Precision Landscaping. The Board, upon motion made, seconded and unanimously carried, approved engaging Zak George Landscaping to provide snow removal services.

– Tree Removal

Ms. Barker informed the Board of a proposal for tree removal in the amount of \$29,600. Ms. Barker recommended that the Board obtain a couple additional quotes, and the Board determined to table this matter until spring 2024.

– District Website

The Board discussed engaging Streamline to host the Districts' website and reviewed the current proposal from Streamline. Upon motion made, seconded and unanimously carried, the Boards approved engaging Streamline to host the Districts' website.

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### Legal Matters

- Water Tap Purchase Agreement

Mr. Mielke presented the Boards with a Water Tap Purchase Agreement between Lot Holding Investments and the Districts. The Boards reviewed and discussed the agreement, and upon motion made, seconded and unanimously carried, the Boards approved the Agreement.

- Advance & Reimbursement Agreement

Mr. Mielke presented the Board for District No. 1 with an Advance & Reimbursement Agreement that had been negotiated with Lot Holding Investments. The Board reviewed the agreement, noting that it clarifies the manner in which advances from Lot Holding Investments have been made, confirms the amounts advances to date, and reduces the interest rate on amounts advanced from 7% to 3%. After review and discussion, and upon motion made, seconded and unanimously carried, the Board for District No. 1 approved the Advance & Reimbursement Agreement.

### Other Business

There was no other business presented at this time.

### Public Comment

The Boards opened the meeting for public comment. There being no public comment, the public comment period was closed.

### Adjournment

There being no other business to come before the Boards, the meeting was adjourned at approximately 11:45 a.m.



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Secretary for the Meeting