

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NO. 2

Held: Wednesday, December 2, 2020 at 6:30 p.m. and continued to December 10, 2020 at 6:30 p.m., via electronic meeting held through Zoom platform.

Attendance

A special meeting of the Board of Directors of the Greenspire Metropolitan District No. 2 was held and the following Directors, having confirmed their continued qualification to serve on the Board, were in attendance:

Rachel Theobald
James Hogue
Bret Hall

Absent: Phil Myers.

Also in attendance were Colin B. Mielke, Seter & Vander Wall, P.C.; Nikolas Wagner, Centennial Consulting Group; Ann Eldridge, Eldridge CPA; and various members 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.

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 in attendance was necessary to obtain a quorum or otherwise enable the Board to act.

Director Theobald asked whether the conflict of interest disclosures for Director Hall had been updated to include his association with Windmill Homes. Director Hall stated his

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	<p>understanding that the conflict of interest disclosures had been updated, and Mr. Mielke confirmed his understanding that the form had been updated with that information.</p>
Discussion regarding Recording of Board Meetings	<p>The Board discussed the potential to video record board meetings. Mr. Mielke noted that a Board of Directors has discretion to choose whether to video record board meetings. Mr. Mielke stated that State statute still requires written meeting minutes to be maintained, and that those minutes act as the official record of the meeting. Mr. Mielke also noted that statutes require that once meetings are recorded, future meetings are required to be recorded. The Board determined to table to decision to record meetings to the next board meeting for further discussion.</p>
Director Matters - Discussion regarding Director Recall	<p>The Board determined to table this agenda item to the next meeting for further discussion.</p>
Approval of Minutes	<p>The Board reviewed the minutes from the October 28, 2020 special meeting for District No. 2, with various modifications proposed by Director Myers prior to the meeting. Upon motion made, seconded and unanimously carried, the Board approved the minutes with the modifications proposed by Director Myers.</p>
Public Comment	<p>The Board opened the meeting for public comment. Mr. Ziemke informed the Board that he had a comment regarding approval of the proposed budget, but that he would reserve his comments until the public hearing on the proposed budget. There being no further public comment, the public comment period was closed.</p>
Financial Report/Payment of Claims	<p>Ms. Eldridge presented the Board with unaudited financial reports through October 31, 2020 for all three Districts, along with check details and a list of accounts for non-potable water services. Ms. Eldridge confirmed that a notice of past due account will be sent soon to delinquent accounts.</p>
Public Hearing regarding 2021 Budget	<p>Ms. Eldridge presented the Board with a proposed 2021 budget. The public hearing was opened for the budget. Mr. Ziemke addressed the Board on behalf of Lot Holding Investments, LLC, stating that the Districts have an obligation to levy mills under the intergovernmental agreement between the Districts</p>

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and that Lot Holding Investments, LLC believes adoption of the budget as proposed is in the best interests of the Districts. There was no further public comment at this time.

Ms. Eldridge discussed the proposed budget with the Board. Mr. Mielke addressed the Board and asked how the Board would like to proceed regarding adoption of the budget. Mr. Mielke noted that Director Hogue had suggested prior to the board meeting to reschedule the hearing for December 9th, which could not be accommodated because a quorum was not identified prior to this meeting. Mr. Mielke informed the Board that it could choose to continue this meeting and the public hearing until a later date now that the meeting had been called. Mr. Mielke apprised the Board that a budget needs to be adopted prior to December 15th in order to certify a mill levy by the statutory deadline. The Board determined to complete discussion on other agenda items and then resume its discussion regarding continuation of the budget hearing and meeting.

Manager's Report

Mr. Wagner informed the Board that fencing is being installed on the east side of the community. Mr. Wagner is scheduled to inspect open space tracts in Filing No. 5 prior to conveyance of those tracts to District No. 1.

Continuation of Meeting and Public Hearing on the 2021 Budget

At this time, the Board resumed its discussion regarding continuation of the budget hearing and meeting. Upon motion by Director Hogue, seconded by Director Theobald, and passed by a majority vote of the quorum present, the Board approved continuing the meeting and the public hearing until December 10, 2020 at 6:30 p.m. via Zoom. Director Hall voted nay, noting the risk of not being able to obtain a quorum on December 10th.

December 10, 2020 -- Continuation of Meeting and Public Hearing on the 2021 Budget

At 6:30 p.m. on December 10, 2020, a quorum of the Board for District No. 2, consisting of Directors Theobald, Hogue, and Hall, reopened the meeting originally called on December 2, 2020. After confirmation of a quorum and confirmation of no additional conflict of interest disclosure matters, the Board reopened the public hearing on the proposed 2021 budget. There being no members of the public present, the public hearing on the 2021 budget was closed. The board members confirmed their desire to proceed with approval of the proposed 2021 budget as presented, confirmed no additional

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discussion was necessary, and upon motion made, seconded and unanimously carried, the Board approved the proposed 2021 budget and the accompanying resolution, appropriated the budgeted amounts, and certified the mill levies as set forth in the budget.

Adjourn

There being no further business to come before the Board, the Board adjourned the meeting at approximately 6:45 p.m. on December 10, 2020.


Rachel Theobald (Jun 18, 2021 16:57 MDT)

Secretary for the Meeting

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