

RECORD OF PROCEEDINGS

MINUTES OF THE CONSOLIDATED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NOS. 1, 2, AND 3

Held: Tuesday, November 13, 2018 at 9:30 a.m., at 301
Centennial Drive, Milliken, Colorado

Attendance

A consolidated regular meeting of the Boards of Directors of the Greenspire Metropolitan District Nos. 1, 2, and 3 was held in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their continued qualification to serve on the Boards, were in attendance:

Bret Hall
George Hall

Absent: None

Also present were Colin B. Mielke, Seter & Vander Wall, P.C.; John Paul Williams and Danaly Howe, Centennial Consulting Group; Allen Harvey, HG Management; and the following members of the public: Katie and Nick VanMeter.

Call to Order and Declaration of Quorum

Director Bret Hall opened the meeting, noted that a quorum of each of the Boards was present and called the consolidated regular meeting of the Boards of Directors of the Greenspire Metropolitan District Nos. 1, 2, and 3 to order.

Disclosure Matters

The Directors confirmed that no changes have occurred to any of the Directors' interests that warrant amending the written disclosures on file with the Secretary of State's Office with regard to any potential or existing conflicts of interest. Pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Boards reviewed the agenda for the meeting, following which each Board member disclosed his conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Approval of Minutes

The Boards discussed the minutes from the July 10, 2018 consolidated regular meeting. Upon motion, second and unanimous vote, the Boards approved the minutes as presented.

Public Comment

Director Bret Hall opened the meeting for public comment.

RECORD OF PROCEEDINGS

Mr. Mielke informed the Board that his office had received emails from residents regarding concerns with maintenance activities and water billing in District No. 2. Mr. Mielke described concerns that open space areas have been over-watered and that mowing of the open space has not occurred frequently enough. The Board noted that a new landscape company had been hired; Mr. and Mrs. VanMeter stated that the new landscape company is better than the previous company, but is still not maintaining open space areas well enough.

Mr. Mielke informed the Board that Phil Myers objected via email to the manner in which the District bills for non-potable water service are billed and that Mr. Myers believes the Town of Windsor has incorrectly calculated the invoices it sent to the Districts. Mr. Mielke explained that the Districts' accountant has worked with the Town to verify the accuracy of the Town's invoices. The Town charges 70% of the domestic rate for each gallon of water.

The Boards confirmed for Mr. VanMeter that new homes are installing automated water meters, but that the Boards do not anticipate utilizing a metering system yet. The Boards stated that they plan to engage a company to perform a water rate study to determine the best options for calculating and invoicing users of the non-potable water system. This is in response to the concerns voiced by some members of the community.

The Boards confirmed for Mr. VanMeter that the Town of Windsor is responsible for turning off and blowing out the non-potable water system before winter, and that the Town maintains the non-potable water system's pump.

The Boards confirmed that a portion of development fees for new homes in the Districts is used to purchase and install new meters.

The Boards also addressed a request by some members of the community that the board meetings be held in the evening and closer to the Greenspire community. The Boards discussed that evenings are inconvenient for the current board members. Mrs. VanMeter noted that more people in the Greenspire community would participate in meetings if the time and location were more convenient.

RECORD OF PROCEEDINGS

There being no further public comment, Director Bret Hall closed the public comment period.

Consider Management Proposals

Mr. Mielke informed the Boards that two companies had submitted proposals to provide management services. The two companies are Centennial Consulting Group, LLC and HG Management. Mr. Mielke noted that other companies had been contacted to request proposals, but those companies chose not to submit proposals to the Districts. Mr. Mielke explained that a management company is recommended because of the volume of resident questions and correspondences. Mr. Mielke noted that a management company would be better suited to answer operations and management questions received from users and could more cost-effectively address user concerns than legal counsel.

At this time, a presentation was made by Ms. Howe and Mr. Williams from Centennial Consulting Group, LLC, followed by a presentation from Mr. Harvey of HG Management. The representatives left after their presentations.

Next, the Boards discussed the proposals and considered the information presented by each company's representatives. Upon motion made, seconded and unanimously carried, the Boards approved engaging Centennial Consulting Group, LLC as the Districts' management company effective January 1, 2019 and directed legal counsel to draft a contract to engage the management company. Mrs. VanMeter requested that the new management company hold a public meeting within the Greenspire community, and the Boards stated that they will defer to the new management company regarding when and how to organize the meeting.

Discussion regarding Districts' Improvements

Director Bret Hall described some of the improvements in the community that were donated by the developer of the community, including certain landscaping and trash bins, as well as some maintenance activities that have been performed at the expense of the developer in order to reduce the Districts' costs.

Financial Matters

- Financial Report and

The Boards noted that Ms. Eldridge was not present at the

RECORD OF PROCEEDINGS

Payment of Claims

meeting due to a health matter and therefore could not present the financial report and payment of claims in person, but that the documents were provided prior to the board meeting. The Boards reviewed the documents and upon motion made, seconded and unanimously carried, accepted the financial report and approved the payment of claims.

- Public Hearing regarding 2019 Budgets

Director Hall opened the public hearing on the proposed 2019 budgets. The Boards reviewed the proposed 2019 budgets. Mr. Mielke explained that the operations mill levies in the proposed budgets should be raised by 4 mills to cover the estimated costs of engaging the management company. Mr. Mielke explained that 4 mills would generate approximately \$10,000 for the year, which is in line with the estimate provided by Centennial Consulting Group, LLC for management services. After review and discussion, Director Hall closed the public hearing on the proposed 2019 budgets, and upon motion made, seconded and unanimously carried, the Boards approved the proposed 2019 budgets, appropriated the budgeted funds, and certified the mill levies with the 4 mills increase as discussed.

Other Business

- 2017 Annual Report

Mr. Mielke presented the Boards with a 2017 Annual Report that was submitted to the Town of Windsor. The Boards reviewed the report and upon motion made, seconded and unanimously carried, approved the report as presented.


- Resolution and Policy regarding Personal Identifying Information

Mr. Mielke presented the Boards with a resolution and policy regarding the disposal of personal identifying information, which is required by a recently enacted Colorado law. The Boards reviewed the resolution and policy and upon motion made, seconded and unanimously carried, the Boards approved the resolution and policy as presented.

RECORD OF PROCEEDINGS

Adjournment

There being no other business to come before the Boards, the meeting was adjourned at approximately 11:15 a.m.



Secretary for the Meeting