

RECORD OF PROCEEDINGS

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

Held: Tuesday, November 17, 2020 at 9:30 a.m., at 301 Centennial Drive, Milliken, Colorado, with members of the public invited to attend in person and via electronic meeting held through Zoom 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
George Hall

Absent: John Hall (absence excused).

Also present were Colin B. Mielke*, Seter & Vander Wall, P.C.; Nikolas Wagner*, Centennial Consulting Group; Ann Eldridge, Eldridge CPA; and the following members of the public*: Robert Fry, Jim Hogue, and one unidentified member of the public.

[Attended via Zoom where indicated*]

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.

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Greenspire Metropolitan District Nos. 1 & 3

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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 party to a contract to purchase property within the Districts under which he has an obligation to pay taxes on real property. He is employed by and is the Chief Operating Officer of Hall Irwin Corporation, Manager of Lot Holding Investments, LLC and has business interests with Traders Junction LLC. He is the son of Mr. George Hall, who is a Director on Greenspire Metropolitan Districts No. 1 & 3. Director Bret Hall further stated that he has an ownership interest in Windmill Homes, LLC and the Hall-Windsor Family Partnership, LLP. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Director George 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 party to a contract to purchase property within the Districts under which he has an obligation to pay taxes on real property. He is president of Hall Irwin Corporation and has an interest in Lot Holding Investments, LLC. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Written disclosures of these interests, including those for Director John Hall, had been filed with the Secretary of State prior to the meeting.

Approval of Minutes

The Boards reviewed the minutes from the September 8, 2020 consolidated regular meeting. After review and discussion, and upon motion made, seconded and unanimously carried, the Boards approved the minutes as presented.

Public Comment

The meeting was opened for public comment. Mr. Fry addressed the Boards stating he did not believe the meeting notice was properly posted. Mr. Wagner confirmed that the meeting notice had been posted to the website and posted within District Nos. 1 and 3 at least 24 hours prior to the meeting.

Mr. Mielke informed the Boards that Mr. Myers had delivered comments to him via email this morning and requested they be

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included in the minutes. The Boards noted that they had not had time to review the comments, and therefore the email would be discussed at the next board meeting and not included in the minutes for this meeting.

There being no further public comment, the public comment period was closed.

Financial Matters

Ms. Eldridge discussed the financial report dated October 31, 2020 with the Boards. Ms. Eldridge informed the Boards of District No. 3 revenues and a request to approve the transfer of funds from District No. 3 to District No. 1 to cover expenditures of the Districts. Upon motion made, seconded and unanimously carried, the Boards approved the transfer of funds from District No. 3 to District No. 1.

Ms. Eldridge informed the Boards that notices of delinquency for delinquent non-potable water fee accounts are ready to be delivered. Upon motion made, seconded and unanimously carried, the Boards approved sending out the notices.

Public Hearing regarding 2021 Budget

Ms. Eldridge presented the Boards with the proposed 2021 budgets for District Nos. 1 and 3 and an accompanying resolution to approve the 2021 budgets, as well as a copy of the proposed 2021 budget for District No. 2. The Boards opened the public hearing on the proposed 2021 budgets for District Nos. 1 and 3.

Mr. Fry addressed the Boards and stated his belief that the operations portions of the budgets are required to be approved by District No. 2. Mr. Mielke stated that preliminary budgets had been provided to all Districts previously and confirmed that District No. 2 will be considering the approval of its budget in a separate board meeting scheduled for December 2, 2020.

There being no further public comment, the public hearing was closed. The Boards reviewed and discussed the proposed 2021 budgets, and upon motion by Director G. Hall, seconded by Director B. Hall and unanimously carried, the Boards approved the proposed 2021 budgets as presented and the accompanying budget resolutions, appropriated the budgeted funds, and certified the mill levies for filing by December 15th.

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Manager Report

Mr. Wagner reported that he has contacted the church within District No. 2 multiple times to discuss the proposed commercial non-potable water study to be considered at the next board meeting on December 8th. Mr. Wagner will try to contact the church again regarding the meeting. Mr. Mielke stated that notice of the District No. 1 Board's consideration of the non-potable water fee study and adoption of fees has been published on the Special District Association's website. The Board for District No. 1 discussed its intention to review the study and consider fees at its meeting on December 8th.

Mr. Wagner discussed a timeline of incident reports, and noted that apparent sinkholes near fencing in the Districts was confirmed to be utility potholing activities.

Legal Matters

The Boards discussed the planned conveyance of open space tracts to District No. 1. Mr. Mielke noted that a board member for District No. 2, Mr. Hogue, desired that the tracts be inspected prior to conveyance to determine the condition of the improvements located on those tracts. Mr. Hogue addressed the Boards and confirmed that he agrees with Centennial Consulting Group inspecting the tracts. Upon motion made, seconded, and unanimously carried, the Boards approved conveyance of Tracts 1A, 1B, 1C, 1D, 1E, 1F, and 1G to District No. 1 subject to completion of the inspection.

Adjournment

There being no other business to come before the Boards, the meeting was adjourned at approximately 10:30 a.m.



Secretary for the Meeting