

RECORD OF PROCEEDINGS

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

Held: Wednesday, July 27, 2022, at 6:00 p.m., at Windsor Community Recreation Center, 250 N. 11th Street, Windsor, Colorado 80550.

Attendance

A regular 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:

James Hogue, President
Doug Hoffman, Secretary/Treasurer
John Hall, Assistant Secretary
Dave Carlson, Assistant Secretary

Absent: None.

Also, in attendance were: Colin B. Mielke, Seter & Vander Wall, P.C.; Luke McFetridge and Jeremy Woods, Kellison Corp.; and one member 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 present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Hogue reported that he is a property owner in the District. This disclosure is associated with approval of items on the agenda which may affect his interests.

RECORD OF PROCEEDINGS

Director Carlson reported that he is a property owner in the District. This disclosure is associated with approval of items on the agenda which may affect his interests.

Director Hall reported that he is a property owner in Greenspire Metropolitan 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 and 3. This disclosure is associated with the approval of items on the agenda which might affect his interests.

Director Hoffman reported that he is a property owner in the District. This disclosure is associated with approval of items on the agenda which may affect his interests.

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

Approval of Minutes

The Board reviewed the minutes from the April 27, 2022 board meeting. Upon motion made, seconded and unanimously carried, the Board approved the minutes as presented.

Public Comment

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

Financial Matters

The Board noted its receipt of the unaudited financial report dated June 30, 2022 and the payment of claims report from May 31 through July 31, 2022. Upon motion made, seconded and unanimously carried, the Board accepted the financial report and payment of claims report as presented.

Discussion regarding Status of Irrigation Water Invoicing

Mr. McFetridge noted that Kellison Corp. is getting up to speed on the management activities for the Districts. Kellison Corp. plans to send out an introductory letter to the community within the next couple weeks, and will work on a process to prepare and deliver 2022 irrigation water invoices.

Ratification of Management Agreement with Kellison Corp.

The Board discussed its switch in management representation from Centennial Consulting Group to Kellison Corp. The Board reviewed and discussed the proposed management agreement with Kellison Corp., and upon motion made, seconded and unanimously carried, the Board ratified its

RECORD OF PROCEEDINGS

approval of the agreement.

Other Business

Director Hoffman noted that a sprinkler on an open space tract was damaged by a skid steer. Mr. Woods confirmed that Kellison will get it repaired.

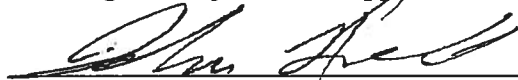
The Board discussed dying trees within the District. Director Hall noted that some of the trees may not be on District property and he will research the matter further. The Board discussed dead trees along County Road 19, and Mr. Woods informed the Board he will contact Carter's Landscaping to see if they plan to replace the trees. If Carter's Landscaping is not in the process of replacing the trees, the Board authorized Kellison to obtain 2-3 proposals to replace the trees. Mr. Woods stated he will try and obtain a free tree plan from a company Kellison has worked with in the past.

The Board discussed dog waste stations, noting that it is researching the best areas to place the waste stations. The Board anticipates installation around 10 stations.

The Board discussed damage to monumentation at the entrance of the community. Director Hall plans to find a contractor to perform the repairs. The Board determined to review the cost of the repairs and then determine whether to file an insurance claim for the damage.

Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 7:00 p.m.



Secretary for the Meeting