

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
GREENSPIRE METROPOLITAN DISTRICT NO. 2
HELD
WEDNESDAY JULY 24, 2024

A regular meeting of the Board of Directors of the Greenspire Metropolitan District No. 2 was convened on Wednesday, July 24, 2024 at 6:00 p.m. at the Windsor Community Recreation Center, 250 N 11th Street, Windsor, Colorado 80550.

ATTENDANCE

James Hogue
Dave Carlson
Joshua Kinabrew
John Hall

Absent:
None

Also present were:
Colin B. Mielke; Seter, Vander Wall & Mielke, P.C.
Ann Eldridge, Eldridge CPA
Lane Melott, Advance HOA
Various members of the public

CALL TO ORDER

The meeting was called to order at approximately 6:00 P.M.

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.

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 Kinabrew 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.

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 of the regular meeting held April 24, 2024. Upon motion made, seconded and unanimously carried, the Board approved the minutes for the meeting as presented.

PUBLIC COMMENT

Resident David Hassard discussed some concerns of his related to landscaping along Hollister Lake Road; traffic signals at Sundance and Hollister Lake; weeds, trash and weed barriers in walkways; the District's retention areas and the painting of fences.

Resident Ashley Kelm requested that the Board members introduce themselves as she explained that she was new to the community and attending her first District board meeting.

FINANCIAL ITEMS

Financial Report / Payment of Claims: The Board reviewed the unaudited financial report through June 30, 2024 and payment of claims report from April 30, 2024 through June 17, 2024. Upon motion made, seconded and unanimously carried, the Boards accepted the financial report and ratified and the payment of claims as presented.

DISTRICT MANAGER REPORT

Update regarding Non-Potable Water Billing: Mr. Melott reported that invoices are set to be distributed on Friday, July 26, 2024 and will include the Board-recommended \$300 base fee for the 2024 irrigation season. Mr. Melott then clarified that those who paid in 2023 will receive a credit to their account, as desired by the Board.

Discuss Status of Tree Replacement Project: It was reported that a new bid for tree replacement services is expected to be received soon, following the Board's dissatisfaction with Zak George Landscaping's ("ZGL") performance on other landscaping matters. Director Hogue informed the Board that Precision Landscape and Maintenance ("**Precision**") is willing to conduct landscaping services for the District again. Mr. Melott noted that approximately 71 trees are expected to be replaced.

A member of the public offered numerous suggestions for the project, including splitting landscaping and irrigation contracts between different companies, and replacing trees in the spring to ensure they do not die.

After a member of the public requested that water be available from early-April to early-December, Director Hall explained the Town's position that it will not energize the Town's portion of the non-potable irrigation system the system until there is no risk of freeze, which causes a delay in starting up Greenspire's system. The member of the public then expressed their desire for the Town to consider energizing the system earlier.

Director Kinabrew inquired about retrieving funds for services not provided by the ZGL contract.

Update regarding Inspection of Landscape Tracts Accepted by District No. 1: It was reported that the inspection of various landscape tracts accepted by District No. 1 has been completed.

LEGAL MATTERS

Consider Approval of Resolution Adopting Digital Accessibility Plan and Designating a Compliance Officer: Mr. Mielke presented the Board with a resolution adopting a digital accessibility plan and designating a compliance officer in accordance with technology accessibility standards adopted by the Office of Information Technology. After review, and upon motion made, seconded and unanimously carried, the Board approved the resolution as presented.

OTHER MATTERS

Development Update: The Board was informed that commercial development has begun. While no end-users are under contract yet, negotiations are underway for food and auto sector businesses to occupy various commercial spaces. Gym and office spaces are anticipated as well. The development of senior housing is also expected to occur in 1-2 years.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made and unanimously carried, the meeting was adjourned at 7:30 p.m.

/s/Dave Carlson _____
Secretary for the Meeting