

RECORD OF PROCEEDINGS

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

Held: Wednesday, April 24, 2024, 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
John Hall, Secretary
Dave Carlson, Assistant Secretary
Joshua Kinabrew, Treasurer

Also, in attendance were: Colin B. Mielke, Seter, Vander Wall & Mielke, P.C.; Lane Melott, Advance HOA; 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 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.

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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.

Minutes

The Board reviewed the minutes of the special meeting held January 31, 2024. Upon motion made, seconded and unanimously carried, the Board approved the minutes for the meeting as presented.

Public Comment

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

Financial Matters

- Financial Report /
Payment of Claims

Ms. Eldridge presented the Board with District financial reports, noting that tax revenues for the year have been received and sent to District No. 1 for review.

The Board reviewed the payment of claims report and Ms. Eldridge described the services provided by the various vendors on the report.

After review and discussion, and upon motion made, seconded and unanimously carried, the Board accepted the financial reports and ratified the payment of claims as presented.

Manager Report

Mr. Melott addressed the Board regarding management activities for the District.

Director Carlson confirmed with the Board that Zak George Landscaping had begun cleanup of the District's open space

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earlier that day. Mr. Melott next reported that tree bids are expected to be received by May 7th to address the 63 dead or missing trees identified, which may not be purchased all at once given that the District budgeted \$20,000 for tree replacement in 2024. Additionally, Mr. Melott remarked that fence staining in the District may be in need of an update.

Mr. Melott provided an overview of water metering matters, explaining that the plan is to begin metering for water this year. While 91% of the District's meters are operational, 9%, or about 25 meters, are not reading properly and are instead displaying error messages. In addition, there are 29 new meters that need programming and two church meters that need to be inspected.

In response to an inquiry from Director Hall, Mr. Melott confirmed that initial readings of the 9% of meters displaying error messages will be completed in the first week of May.

Upon a request from Director Carlson, Mr. Melott agreed to provide the Board with management reports around the 15th of each month.

Legal Matters

- Discussion regarding 2023 Irrigation Rates

The Board discussed irrigation billing matters, including issues with meter reading during the 2023 irrigation season. The Board noted that District No. 1 is responsible for adopting fees related to irrigation, but that District No. 2 can provide input on the community's preferences. The Board discussed the possibility of implementing a flat fee for 2023 irrigation usage and crediting properties with working meters during that season. The Board discussed various levels of a flat-rate fee and provided a brief history of the District's issues with metering.

Various members of the public addressed the Board regarding the proposed flat-rate fee.

Director Kinabrew expressed his opposition to flat-rate billing, especially at the proposed rate of \$350. The Board discussed various alternatives, including a flat-rate lower than \$350. After discussion, Director Carlson moved to recommend to District No. 1 a flat-rate fee of \$300 for 2023 that may be paid in installments. The motion was seconded by Director Hogue. Members of the public and the Board discussed the matter further.

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After further discussion, the motion carried by a majority vote with Director Kinabrew voting “no,” and the Board approved recommending to District No. 1 the adoption of a \$300 flat fee that can be paid in installments for 2023 irrigation.

- Review and Discuss 2024 Zak George Landscaping Scope of Services

The Board reviewed the Zak George Landscaping scope of services for 2024. After discussion, the Board determined to remove pet waste removal from the scope of services as the District is satisfied with the work of Fetch Poop, who currently handles pet waste removal for the District.

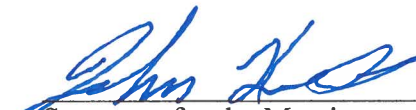
[*Director Hall left the meeting at this time]

- Discussion regarding 2024 Irrigation Rates

The Board discussed preferred irrigation rates for 2024. Upon motion made, seconded and unanimously carried, the Board approved a recommendation to District No. 1 for 2024 irrigation rates at 20% greater than the rates charged by the Town of Windsor to the Districts, which is the same formula as used last year.

Adjournment

There being no other business to come before the Board, the meeting was adjourned at approximately 7:35 p.m.


Secretary for the Meeting