

## RECORD OF PROCEEDINGS

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### MINUTES OF THE CONSOLIDATED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE GREENSPIRE METROPOLITAN DISTRICT NOS. 1, 2, and 3

Held: Tuesday, December 5, 2017 at 9:30 a.m., at 301  
Centennial Drive, Milliken, Colorado

#### Attendance

A consolidated special 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.; Ann E. Eldridge, CPA; John Hall, Lot Holding Investments, LLC; and Nick VanMeter, member of the public.

#### 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 special 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 reviewed and discussed the minutes from the September 26, 2017 consolidated special 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. Mr.

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VanMeter addressed the Boards and requested that future meetings be held in the Town of Windsor. The Board stated that it would consider the request, but noted that the current location is the most convenient for current board members.

The Board stated that the developer is considering activating an HOA to help manage covenants within the community.

Mr. John Hall explained the manner in which the water invoices were calculated and addressed questions regarding why meters are not read individually. Mr. John Hall stated that he has been unable to find a company that will physically read meters and that new cellular meters would need to be installed in order to have meters read individually. Mr. John Hall noted that the District was billed approximately \$9,000 for water usage and replacement of meters would be approximately \$52,000, making meter replacement not feasible at this time.

Mr. Mielke and Ms. Eldridge explained the rationale for uniformly applying water rates amongst customers and the basis for using the calculations provided by Mr. John Hall to determine water rates for District customers.

Mr. John Hall confirmed that water usage for the District-owned open space tracts are not included in the individual property owners' water service calculations. Ms. Eldridge stated that water service invoices for September through November 2017 will be sent to property owners in December 2017. She stated that the District plans to invoice for future water service on a monthly basis. The Board further confirmed that the Districts have never planned to pay for individual property owners' water usage.

### Financial Matters

Ms. Eldridge presented a financial report and payment of claims summary. Ms. Eldridge stated that tax revenues have been low and that the Districts need approximately \$19,000 in funding from the developer in order to cover expenses incurred to date. Ms. Eldridge stated she will request an advance of such funds from the developer. Ms. Eldridge further stated that the District No. 1 audit was complete and has been submitted to the State Auditor.

After further discussion, and upon motion, seconded and unanimously carried, the Boards accepted the financial report and approved the payment of claims as presented.

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### Public Hearing regarding 2018 Budgets

Ms. Eldridge presented the Board with proposed 2018 budgets. Director Bret Hall opened the public hearing on the proposed budgets. There being no public comment, Director Bret Hall closed the public hearing. Mr. Mielke explained to the Board that the Colorado legislature recently lowered the assessed valuation percentage for residential property from 7.96% to 7.2%, which would result in a decrease in the Districts' tax revenue. Mr. Mielke further explained that when the Districts were originally organized, the assessed valuation percentage was 9.15%, and that pursuant to the Gallagher Amendment and the Districts' Consolidated Service Plan the Districts' mill levies can be modified so that the Districts can collect the same revenue as years' prior to the reduction in the assessed valuation percentage. The Board determined to modify the mill levies to reflect an increase as authorized by the Gallagher Amendment. After review and discussion, and upon motion made by Director George Hall, seconded by Director Bret Hall and unanimously carried, the Board approved the 2018 budgets as presented, appropriated the budgeted funds, and certified the Gallagherized mill levies as discussed.

### Development Update

Director Bret Hall discussed the dedication of certain open space tracts from the developer to District No. 1 for ownership, operation and maintenance. The board members identified their relationship with the developer and determined that their participation in this matter was necessary for a quorum. The board members confirmed that the open space tracts are to be dedicated at no cost to District No. 1. After discussion, and upon motion, seconded and unanimously carried, the Board approved the dedication of the tracts to District No. 1 for ownership, operation, and maintenance.

The Board discussed that concrete replacement and seal coating is anticipated to occur at various locations within the Districts. Director Bret Hall noted that phase 2 of development within the Districts is anticipated to begin in February 2018.

### Other Business

Mr. Mielke noted that board members and his office have received multiple emails from individual community members requesting answers to specific questions. Mr. Mielke explained that the Districts are local governments and can act only through their Boards of Directors. Therefore, Mr. Mielke stated that questions regarding legislative determinations in individual


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emails could not be answered outside of a board meeting and that he would deliver an email to community members to apprise them of that requirement. Mr. Mielke explained that any future questions would be brought to the Boards' attention at future board meetings for consideration.

### Adjournment

There being no other business to come before the Boards, the meeting was adjourned at approximately 10:15 a.m.

  
Secretary for the Meeting

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