

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

PARKDALE METROPOLITAN DISTRICT NOS. 1-3 &
PARKDALE COMMUNITY AUTHORITY

Held: Wednesday, October 19, 2022 at 11:00 a.m.

This meeting was held via teleconference.

Attendance

The joint regular meeting of the Board of Directors (individually a “Board” and collectively the “Boards”) of Parkdale Metropolitan District Nos. 1-3 (individually, “District No. 1”, District No. 2”, “District No. 3” and collectively, the “Districts”) and Parkdale Community Authority (the “Authority”) was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Districts & the Authority, were in attendance:

Parkdale Metropolitan District Nos. 1-3:

Christian Matt Janke
Matthew Cavanaugh
Chris Elliott
C. Regan Hauptman

Parkdale Community Authority:

Christian Matt Janke (District No. 1 Member)
Chris Elliott (District No. 2 Member)

Director Corey Elliott was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Kristin B. Tompkins, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Alyssa Ferreira and Gigi Pangindian, CliftonLarsonAllen LLP, District and Authority Accountants; and Sarah Hunsche, E5X Management.

**Call to Order/Declaration
of Quorum**

It was noted that a quorum of the Boards were present and the meeting was called to order.

Conflict of Interest Disclosures

Ms. Tompkins advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Tompkins reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Tompkins inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Joint Meetings

The Authority and the Districts are meeting in a joint meeting. Unless otherwise noted below, and as applicable, the matters set forth below shall be deemed to be the actions of the Authority and the Districts collectively.

Approval of Agenda

Ms. Tompkins presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda.

Consider Appointment of Officers

The Boards engaged in discussion regarding the appointment of officers. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1-3 unanimously approved the appointment of Director Janke as President, Director Cavanaugh as Vice President, Director Hauptman as Treasurer, Director Corey Elliott as Secretary, and Director Chris Elliott as Assistant Secretary. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the appointment of Director Janke as president, Director Corey Elliott as Secretary, and Director Chris Elliott as Treasurer.

Public Comment

None.

Consent Agenda

Ms. Tompkins reviewed the items on the consent agenda with the Boards. Ms. Tompkins advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and/or adopted:

- Joint Minutes from April 20, 2022 Regular Meeting
- 2021 Annual Report
- 2021 Audit (Authority)
- 2021 Audit Exemption Applications (District Nos. 1-3)

Legal Matters

Consider Adoption of 2023 Annual Administrative Resolutions

Ms. Tompkins presented the 2023 Annual Administrative Resolutions to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolutions.

Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2023

Ms. Tompkins presented the Property and Liability Schedule and Limits to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the schedule, workers compensation coverage, and the SDA membership for 2023.

Adoption of Joint Resolution Calling May 2023 Election (Districts)

Ms. Tompkins presented the Joint Resolution Calling May 2023 Election to the Boards of District Nos. 1-3. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1-3 unanimously adopted the resolution designating the Districts' website as the second method of providing notice.

Consider Approval of Curb System Policy (Authority)

Director Janke presented the Curb System Policy to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the policy.

Consider Approval of Fourth Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) with OEO, LLC (Authority)

Deferred

Conduct Public Hearing on Inclusion and Consider Adoption of Resolution and Order for Inclusion of Property owned by OEO 2, LLC (District No. 2)

Director Janke opened the public hearing on the Petition for Inclusion of Property owned by OEO 2, LLC into the boundaries of District No. 2. Ms. Tompkins noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

Ms. Tompkins reviewed the Petition and Resolution and Order for Inclusion of Property owned by OEO 2, LLC with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 determined to grant the petition and adopt the resolution, pending waiting 30 days from the date of notice of the inclusion was provided to the Town of Erie.

Financial Matters

Consider Acceptance of Schedule of Cash Position and Ratification of Claims (Authority)

Ms. Ferreira presented the Schedule of Cash Position dated June 30, 2022 updated as of October 18, 2022 and the claims from February 11, 2022 through October 18, 2022 totaling \$43,546.18 to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously accepted the Schedule of Cash Position and ratified the claims.

Conduct Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution Amending 2022 Budget

Director Christopher Elliott opened the public hearing on the 2022 Budget Amendment for District No. 1. Ms. Tompkins noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Pangindian reviewed the Resolution Amending the 2022 Budget with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the resolution amending the 2022 General Fund to \$4,000 and the 2022 Debt Service Fund to \$13,500.

Conduct Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution Amending 2022 Budget

Director Christopher Elliott opened the public hearing on the 2022 Budget Amendment for District No. 1. Ms. Tompkins noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Pangindian reviewed the Resolution Amending the 2022 Budget with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously adopted the resolution amending the 2022 General Fund to \$5.00.

Conduct Public Hearing on 2023 Budget and Consider Adoption of Resolution Adopting 2023 Budget, Imposing Mill Levy and Appropriating Funds

Director Christopher Elliott opened the public hearing on the proposed 2023 Budget. Ms. Tompkins noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Pangindian presented the proposed 2023 Budget to the Boards and the proposed mill levy calculations. Following discussion, the Boards determined to defer adoption of the Budgets to the next meeting and instructed Director Hunsche, legal counsel, and the District's accountant to discuss the mill levy calculations for presentation at the next meeting.

Discuss Bond Issuance (Authority and District No.

The Boards engaged in discussion regarding a bond issuance. It was noted that the bond issuance is anticipated to close in 2023 and instructed legal

2) counsel to obtain consultant engagement letter for approval at the next meeting.

Other Financial Matters None.

Other Business None.

Adjournment There being no further business to come before the Boards, and following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Corey Elliott

Corey Elliott (Nov 21, 2022 12:16 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of November, 2022.