

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

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

Held: Wednesday, October 18, 2023 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
Corey Elliott
Sarah Hunsche
Chris Elliott
Matthew Cavanaugh

Parkdale Community Authority:

Christian Matt Janke (District No. 1 Member)
Chris Elliott (District No. 2 Member)
Corey Elliott (District No. 3 Member)

Also present were Megan J. Murphy White Bear Ankele Tanaka & Waldron, Attorneys at Law; Alyssa Ferreira, CliftonLarsonAllen LLP, District and Authority Accountant; and Amber Fisher, AdvanceHOA Management, Authority Manager.

**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

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain

Disclosures

disclosures might be required prior to taking official action at the meeting. Ms. Murphy 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. Murphy 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. Murphy presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comment

None.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Boards. Ms. Murphy 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:

- Minutes from July 19, 2023 Regular Meeting;
- 2022 Annual Report;
- Audit Exemption Applications (District Nos. 1-3); and
- Resolution Appointing the Architectural Review Committee.

Legal Matters**Other Legal Matters**

None.

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, 2023 updated as of October 9, 2023 and Claims in the amount of \$38,411.14 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.

Discussion Regarding 2023 Bond Issuance Director Hunsche noted the invoices received from Otten Johnson will be repaid from bond proceeds after closing.

Other Financial Matters None.

Management Matters

District Manager's Report Ms. Fisher presented the report to the Boards.

Consider Approval of Amended and Restated Design Guidelines Ms. Fisher presented the design guideline amendments to the Boards for discussion. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the amended and restated guidelines.

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 16, 2023 16:38 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 15th day of November, 2023.