

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARDS OF DIRECTORS OF THE
MIRABELLE METROPOLITAN DISTRICT NOS. 1 AND 2 (THE
“DISTRICTS”)
HELD
JULY 13, 2022

A regular meeting of the Boards of Directors of the Mirabelle Metropolitan District Nos. 1 and 2 (referred to hereafter as the “Boards”) was convened on Wednesday, July 13, 2022, at 10:00 a.m. This Districts’ Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

District No. 1:

Tim Roberts, President
Teresa Kershisnik, Vice President
Michele Miller, Assistant Secretary
Jennifer Fulton-Miller, Treasurer
Thomas Schreifer, Assistant Secretary

District No. 2:

Tim Roberts, President
Teresa Kershisnik, Vice President
Michele Miller, Assistant Secretary
Jennifer Fulton-Miller, Assistant Secretary
Kristen Beshany, Director

Also, In Attendance Were:

Trisha Harris, White Bear Ankele Tanaka & Waldron, P.C. (“WBA”)
Denise Denslow, Stephanie Odewumi and Alonso Duran Rodriguez;
CliftonLarsonAllen LLP (“CLA”)
Ryan McDermed; Shea Homes

ADMINISTRATIVE MATTERS

Call to Order and Approval of Agenda: Ms. Denslow called the meeting to order at 10:11 a.m. Following review, upon a motion duly made by Director Fulton-Miller, seconded by Director Schriefer and, upon vote, unanimously carried, the Boards approved the agenda as presented.

Disclosures of Potential Conflicts of Interest: The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes. The Boards were advised that pursuant to

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Colorado law, certain disclosures by the Boards' members may be required prior to taking official action at the meeting. Attorney Harris reported that disclosures for those directors with 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. Attorney Harris 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 Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Quorum, Location of Meeting and Posting of Meeting Notices: A quorum was confirmed with all Board members present. It was noted that the location of the meeting and the posting of the meeting notice was confirmed.

Public Comment: None.

Appointment of Officers: Following discussion, upon motion duly made by Director Roberts, seconded by Director Miller and, upon vote, unanimously carried, the following slate of officers were appointed for the Districts:

District No. 1

President:	Tim Roberts
Vice President:	Teresa Kershnik
Treasurer:	Jennifer Fulton-Miller
Assistant Secretary:	Michele Miller
Assistant Secretary:	Thomas Schriefer

District No. 2

President:	Tim Roberts
Vice President:	Teresa Kershnik
Treasurer:	Jennifer Fulton-Miller
Assistant Secretary:	Michele Miller
Assistant Secretary:	Kristen Beshany

CONSENT AGENDA

Minutes from the May 11, 2022 Regular Meeting:

Following review and discussion, upon a motion duly made by Director Fulton-Miller, seconded by Director Schriefer and, upon vote, unanimously carried, the Boards approved the Consent Agenda as amended to list Ms. McDonagh as a resident instead of a Shea Homes employee.

**FINANCIAL
MATTERS**

Unaudited Financial Statements for the period ending May 31, 2022: Mr. Duran Rodriguez presented the Financial Statements for District No. 1.

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Acceptance was deferred to the August meeting.

Payables and Schedules of Cash Position: Following review, upon a motion duly made by Director Fulton-Miller, seconded by Director Kershishnik and, upon vote, unanimously carried, the Boards approved the Payables and Schedules of Cash Position, as presented.

Draft 2021 Audits: Mr. Duran Rodriguez reviewed the draft 2021 Audits with the Boards. Director The Boards directed CLA to file extension for both audits, and acceptance of the audits was deferred to the August meeting.

LEGAL MATTERS

Other: None.

MANAGER MATTERS

Manager's Report: Ms. Denslow provided a report to the Boards, noting that multiple Design Review Requests have been received and landscaping items are being addressed with homeowners.

Upcoming Drought Stage 1, Restrictions and Communication: Ms. Denslow informed the Board of the upcoming Drought Stage 1 Restrictions for the community, effective July 20th. It was noted that CLA will notify the community of these restrictions via e-mail blast. It was noted that homeowners with newly installed landscaping must apply for exemption from the restrictions.

Other: None.

CONSTRUCTION MATTERS

District On-Site Utilities, Street and Landscaping Monthly Progress Report: It was noted that the community is currently complying with the drought restrictions.

Approval of Change Orders:

BrightView Landscape Development – Change Order #1 to Agreement with District No. 1 for Solstice 2022 Landscaping: The Boards reviewed Change Order #1. Following review, upon a motion duly made by Director Miller, seconded by Director Roberts and, upon vote, unanimously carried, the Board of District No. 1 approved Change Order #1 to Agreement with District No. 1 for Solstice 2022 Landscaping from BrightView Landscape Development, as presented.

BrightView Landscape Development – Change Order #7 to Agreement with District No. 1 for Solstice 2021 Landscaping: The Boards reviewed Change Order #7. Following review, upon a motion duly made by Director Miller, seconded by Director Roberts and, upon vote, unanimously carried, the Board of District No. 1 approved Change Order #7 to Agreement with District No. 1 for Solstice 2021

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Landscaping from BrightView Landscape Development, as presented.

Advanced Concrete – Change Order #5 to Agreement with District No. 1 for Solstice District 2-4 Concrete: The Boards reviewed Change Order #5. Following review, upon a motion duly made by Director Miller, seconded by Director Roberts and, upon vote, unanimously carried, the Board of District No. 1 approved Change Order #5 to Agreement with District No. 1 for Solstice District 2-4 Concrete from Advanced Concrete, as presented.

Highline Canal Interpretive Signage Funding and Maintenance Agreement between District No. 1 and the High Line Canal Conservancy: Following review, upon a motion duly made by Director Fulton-Miller, seconded by Director Kershisnik and, upon vote, unanimously carried, the Boards approved the Highline Canal Interpretive Signage Funding and Maintenance Agreement between District No. 1 and the High Line Canal Conservancy, as presented.

Other: None.

OTHER BUSINESS

Other: None.

ADJOURNMENT

There being no further business to come before the Boards at this time, Ms. Denslow adjourned the meeting at 11:11 a.m.

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

Respectfully submitted,

DocuSigned by:

Michele Miller

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Secretary for the Meeting