

## RECORD OF PROCEEDINGS

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MINUTES OF A JOINT REGULAR MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
MIRABELLE METROPOLITAN DISTRICT NOS. 1 AND 2  
(THE "DISTRICTS")  
HELD  
OCTOBER 11, 2023

A joint 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, October 11, 2023, at 8:30 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:

Michele Miller, President  
Eric Weinstein, Vice President  
Thomas Schriefer, Secretary  
Jessica McDonagh, Assistant Secretary

Absent and excused was Director Jennifer Fulton-Miller.

##### District No. 2:

Michele Miller, President  
Wyatt Chadwick, Vice President  
Kristen Beshany, Assistant Secretary  
Mac Orlady, Assistant Secretary

Absent and excused was Director Jennifer Fulton-Miller.

#### Also, In Attendance Were:

Trisha Harris, Esq.; White Bear Ankele Tanaka & Waldron, P.C. ("WBA")  
Stephanie Odewumi, Rachel Alles, and Shelby Clymer; CliftonLarsonAllen  
LLP ("CLA")  
Ryan McDermed and Eric Sandri; Shea Homes  
Aaron Clutter; JR Engineering  
Dylan Futrell and Sam Newman; Brightview Landscape Development

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Ms. Odewumi called the meeting to order at 8:36 a.m. Following review and discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented, and excused the absence of Director Jennifer Fulton-Miller.

**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

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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 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:** Quorums were confirmed. It was noted that the location of the meeting and the posting of the meeting notice was confirmed.

**Public Comment:** None.

DIRECTOR  
MATTERS

None.

CONSENT AGENDA

**Approval of Minutes from the September 13, 2023 Joint Regular Meeting  
Ratify Approval of 2022 Annual Report**

Following discussion, upon a motion duly made and seconded, the Boards unanimously approved and/or ratified, as appropriate, the Consent Agenda items.

FINANCIAL  
MATTERS

**MD1: Unaudited Financial Statements as of August 31, 2023, and  
Statement of Cash Position, updated as of September 26, 2023:** Ms. Clymer reviewed the Financial Statements and Statement of Cash Position with the District No. 1 Board. Following review and discussion, upon a motion duly made and seconded, the District No. 1 Board unanimously accepted the Unaudited Financial Statements as of August 31, 2023, and Statement of Cash Position updated as of September 26, 2023, as presented.

**MD2: Statement of Cash Position, updated as of September 25, 2023:** Ms. Clymer reviewed the Statement of Cash Position with the District No. 2 Board. Following review and discussion, upon a motion duly made and seconded, the District No. 2 Board unanimously accepted the Statement of Cash Position updated as of September 25, 2023, as presented.

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**MD1: Payables for the Period September 6, 2023 through October 5, 2023 in the Amount of \$332,918.41:** Ms. Clymer reviewed the payables with the District No. 1 Board. Following review and discussion, upon a motion duly made and seconded, the District No. 1 Board unanimously approved the payables in the amount of \$332,918.41, as presented.

**New Legislation (Proposition HH):** Ms. Clymer reviewed the two possible budget scenarios depending on whether Proposition HH passes on November 7, 2023. Following discussion, the Board determined to keep the November 8, 2023 budget hearing date as set.

### LEGAL MATTERS

None.

### MANAGER MATTERS

**Manager's Report:** Ms. Odewumi provided a report to the Boards, noting that she received a request from a resident for installation of more pet waste stations.

**Covenant Enforcement Report:** Ms. Odewumi reviewed the covenant enforcement report. She reported that covenant enforcement will slow down into the fall. She also noted that she has requested a status report on the violations to be presented to the Board at future meetings.

**Delinquency Report and Collections:** Ms. Odewumi reviewed the delinquency report with the District No. 1 Board. Following discussion, upon a motion a motion duly made and seconded, the Board unanimously approved to send discussed accounts to collections.

**September 2023 Monthly Maintenance Report from BrightView Landscape Development:** Mr. Newman and Mr. Futrell reviewed with the Board. They noted that the irrigation systems will be winterized at the end of next week.

**Snow Removal Proposals for 2024:** Ms. Odewumi reviewed the proposal received from Brightview Landscape with the Board. She reported that each line item has increased approximately 3 percent from last year. The proposal also includes the recommendation of installing snow stakes before the first snowstorm for an additional amount of \$1,500.00. Attorney Harris reported that this proposal would be put into a standard contract form. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal with the snow stakes expenditure included, as presented.

**Heatherly Creative, LLC for 2024 Website Administration:** Ms. Odewumi reviewed with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal with Heatherly Creative, LLC for 2024 website administration, as presented.

### CONSTRUCTION

**District On-Site Utilities, Street and Landscaping Monthly Progress**

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### MATTERS

**Report:** Mr. Clutter provided an update on the landscape maintenance. He reported that the warranty work is ongoing with Douglas County; minor maintenance tasks for stormwater ponds still need to be completed; the Highline Canal memo will be presented to the Board in the next month or two.

### **Change Orders:**

**Brightview Landscape Development – Change Order No. 11 to the Agreement with District No. 1 for Solstice 2022 Landscaping in the amount of \$8,612.70:** Mr. Clutter reviewed Change Order No. 11 with the District No. 1 Board. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved Change Order No. 11 with Brightview Landscape Development for Solstice 2022 Landscaping in the amount of \$8,612.70, as presented.

**Waner Construction Company, Inc. – Change Order No. 1 to the Agreement with District No. 1 for Eagle River Street Silo Maintenance Repairs in a project credit amount of (\$53,191.27):** Mr. Clutter reviewed the Change Order No. 1 with the District No. 1 Board. Following review and discussion, upon a motion duly made and seconded, the Board unanimously approved Change Order No. 1 with Waner Construction Company, Inc. for Eagle River Street silo maintenance repairs for a reduction in the amount of (\$53,191.27), as presented.

### OTHER BUSINESS

**MD2 - Annual Meeting – Wednesday, November 8, 2023 at 8:00 a.m.:** The Board confirmed their attendance at the Annual Meeting on Wednesday, November 8, 2023 at 8:00 a.m.

### ADJOURNMENT

There being no further business to come before the Boards at this time, the Boards adjourned the meeting at 9:12 a.m.

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

Respectfully submitted,

DocuSigned by:

*Thomas Schriefer*

Mirabelle MD-1 Secretary for the Meeting

DocuSigned by:

*Kristen Beshany*

Mirabelle MD-2 Secretary for the Meeting

**Certificate Of Completion**

Envelope Id: 07259E50647A4B9C96E4340968B5E364 Status: Completed  
 Subject: Complete with DocuSign: Mirabelle MDs - MINUTES - 10-11-2023 Joint Regular Mtg (MDs 1-2).pdf  
 Client Name: Mirabelle MDs  
 Client Number: A300165-OS09-2023  
 Source Envelope:  
 Document Pages: 4 Signatures: 2 Envelope Originator:  
 Certificate Pages: 5 Initials: 0 Cindy Jenkins  
 AutoNav: Enabled 220 S 6th St Ste 300  
 Enveloped Stamping: Enabled Minneapolis, MN 55402-1418  
 Time Zone: (UTC-06:00) Central Time (US & Canada) Cindy.Jenkins@claconnect.com  
IP Address: 73.229.160.48


**Record Tracking**

Status: Original Holder: Cindy Jenkins Location: DocuSign  
 11/30/2023 6:31:38 PM Cindy.Jenkins@claconnect.com

**Signer Events**

Kristen Beshany  
 KristenB.solstice@gmail.com  
 Security Level: Email, Account Authentication (None)

**Signature**

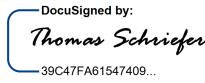
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 Signature Adoption: Pre-selected Style  
 Using IP Address: 97.118.209.213

**Timestamp**

Sent: 11/30/2023 6:33:34 PM  
 Viewed: 12/4/2023 11:05:29 AM  
 Signed: 12/4/2023 11:08:17 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 12/4/2023 11:05:29 AM  
 ID: 8389d01b-3ef5-4727-a75a-9ea3c17f2628

Thomas Schriefer  
 Thomas.Schriefer@sheahomes.com  
 Secretary  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
39C47FA61547409...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 73.243.0.16

Sent: 11/30/2023 6:33:33 PM  
 Viewed: 12/1/2023 6:14:59 PM  
 Signed: 12/1/2023 6:15:19 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 12/1/2023 6:14:59 PM  
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Envelope Sent	Hashed/Encrypted	11/30/2023 6:33:34 PM
Certified Delivered	Security Checked	12/1/2023 6:14:59 PM
Signing Complete	Security Checked	12/1/2023 6:15:19 PM
Completed	Security Checked	12/4/2023 11:08:17 AM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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