

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
AUGUST 11, 2022

A regular meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "Board") was convened on August 11, 2022, at 6:00 p.m. via Microsoft Teams. The meeting was open to the public via video and telephone conference.

ATTENDANCE

Directors In Attendance Were:

Justin Phillips, President
Laura Murawski, Secretary
George Turtle, Treasurer
Marie Watkins, Assistant Secretary

Also In Attendance Were:

Celeste Terrell and Lindsay Ross; CliftonLarsonAllen LLP ("CLA")
Emily Murphy, Esq.; McGeady Becher P.C.
Hannah Rempe; Homeowner

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: Attorney Murphy discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting. Attorney Murphy noted that the Board consists of homeowners and there were no disclosures of potential conflicts of interest filed with the Secretary of State, or any additional conflicts disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice, and Agenda: A quorum was confirmed and Ms. Terrell called the meeting to order at 6:01 p.m.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined to conduct the meeting at the above-stated date and time via video and teleconference (Microsoft Teams). It was further noted that notice of the time, date, and location of the meeting was duly posted, and the District had not received any objections to the location of the meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

The agenda was presented for review. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Murawski and, upon vote, unanimously carried the Board approved the agenda, as amended.

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Board Vacancy: The Board discussed the vacancy on the Board. It was noted there are no interested parties at this time.

Public Comment: Hannah Rempe, homeowner, said she joined the Board meeting to discuss the drainage issue behind her home.

Minutes from the May 12, 2022 Regular Board Meeting: Following review, upon a motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the Board approved the May 12, 2022 Regular Board Meeting Minutes.

FINANCIAL MATTERS

Unaudited Financial Statements and Cash Position Statement: Ms. Ross reviewed the Unaudited Financial Statements and Cash Position Statement for the period ending June 30, 2022 with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Murawski and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements and Cash Position Statement for the period ending June 30, 2022.

Payment of Claims: Ms. Ross reviewed the Claims with the Board. The Board discussed legal fees, and Attorney Murphy answered questions to the satisfaction of the Board. Following discussion, upon motion duly made by Director Turtle, seconded by Director Murawski and, upon vote, unanimously carried, the Board ratified approval of Claims in the amount of \$39,610.90.

LEGAL MATTERS

There were no legal matters to discuss.

MANAGER MATTERS / OPERATIONS AND MAINTENANCE

Mailbox Solar Lighting: Director Phillips will continue to work on options for mailbox solar lighting. No further action was taken.

Website Platform and Maintenance Responsibilities: The Board reviewed the proposal from CLA to assume responsibility of creating and managing a new District website. Following discussion, upon a motion duly made by Director Murawski, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved the proposal from CLA to create and maintain a new District website, in light of the current website consultant's retirement.

Amended and Restated Design Landscape Guidelines: The Design Guideline Committee (the "Committee") provided an update to the Board on the status of the Amended and Restated Design Guidelines, advising that the Committee plans to meet with Keesen Landscape Management, Inc. to discuss water-saving landscaping options, such as xeriscaping. Ms. Terrell will provide examples of guidelines for xeriscaping, front yards, street facing, landscaping, trees, etc. to Directors Murawski and Watkins.

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Following discussion, upon a motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board authorized the Committee to solicit landscaping proposals and authorized engagement of Moeller Graf, P.C. to consult on the Amended and Restated Design Guidelines.

Proposal for Tree Replacement from Keesen Landscape Management, Inc. in the amount of \$8,415.00: The Board reviewed the proposal for tree replacement within the community. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board created a committee to review dead trees within the District (the “Tree Committee”) and appointed Directors Murawski and Watkins to the Tree Committee to review the dead trees and provide a recommendation to remove or replace the trees in an amount not to exceed \$8,415.00.

Drainage Issue Behind 11992 W. Quarles Ave.: Ms. Terrell provided an overview of the drainage issue for the Board. Ms. Rempe provided additional details regarding the mud coming into her backyard.

Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., to Receive Legal Advice Related to the Drainage Issue Behind 11992 W. Quarles Ave.: Pursuant to Section 24-6-402(4), C.R.S., and upon a motion duly made by Director Phillips, seconded by Director Murawski and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened into Executive Session at 7:15 p.m. for the purpose of receiving legal advice from the Board’s attorney on specific legal questions regarding the drainage issues behind 11992 W. Quarles Ave.

Furthermore, pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record or electronic recording will be kept of those portions of the Executive Session that, in the opinion of the Board’s attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Following discussion in Executive Session, and upon a motion duly made by Director Phillips, seconded by Director Watkins and, upon vote, unanimously carried, the Board exited from Executive Session at 7:45 p.m.

Upon a motion duly made by Director Phillips, seconded by Director Turtle and, upon vote, unanimously carried, the Board created a committee to address the drainage issues (the “Drainage Committee”) and appointed Directors Phillips and Murawski to the Drainage Committee to work on the drainage issue, seek proposals, and engage a civil engineer to investigate the drainage issue and provide a permanent solution, as well as communicate with the affected homeowners regarding the steps the Board is taking.

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COVENANT
ENFORCEMENT

Covenant Enforcement and Inspection Update: Ms. Terrell provided an update to the Board regarding covenant enforcement and inspections.

OTHER BUSINESS

There were no other business matters to discuss.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Phillips, seconded by Director Murawski and, upon vote, unanimously carried, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

By
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Secretary for the Meeting

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ATTORNEY STATEMENT REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Mountain's Edge Metropolitan District (the "District"), I attended the executive session meeting of the District convened at 7:15 p.m. on August 11, 2022 for the sole purpose of receiving legal advice concerning the drainage issue behind 11992 W. Quarles Avenue, as authorized by 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S., and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Signed


Emily Murphy, Esq.

Dated:

11/21/2022

Certificate Of Completion

Envelope Id: E727A429CD0C47D8BC538511310D9786	Status: Completed
Subject: Complete with DocuSign: MEMD - Minutes 08-11-2022.pdf	
Client Name: Mountain's Edge Metro District	
Client Number: 011-044606	
Source Envelope:	
Document Pages: 5	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Natalie Herschberg
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Natalie.Herschberg@claconnect.com
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Record Tracking

Status: Original	Holder: Natalie Herschberg	Location: DocuSign
11/18/2022 3:24:17 PM	Natalie.Herschberg@claconnect.com	

Signer Events

Laura Murawski
 laura.thirsk@yahoo.com
 Security Level: Email, Account Authentication (None)

Signature



Signature Adoption: Drawn on Device
 Using IP Address: 75.166.181.167
 Signed using mobile

Timestamp

Sent: 11/18/2022 3:25:06 PM
 Viewed: 11/18/2022 3:57:29 PM
 Signed: 11/18/2022 4:00:15 PM

Electronic Record and Signature Disclosure:
 Accepted: 11/18/2022 3:57:29 PM
 ID: 99730537-4f11-476f-a23d-1bf8b6f0d56a

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
Envelope Sent	Hashed/Encrypted	11/18/2022 3:25:06 PM
Certified Delivered	Security Checked	11/18/2022 3:57:29 PM
Signing Complete	Security Checked	11/18/2022 4:00:15 PM
Completed	Security Checked	11/18/2022 4:00:15 PM

Payment Events **Status** **Timestamps**

Electronic Record and Signature Disclosure

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