

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
AUGUST 10, 2021

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 10, 2021, at 6:00 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held via video/telephonic means. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

George Turtle, President
Kevin Miller, Treasurer
Justin Phillips, Secretary
Mario Reyes, Assistant Secretary
Laura Murawski, Assistant Secretary

Also In Attendance Were:

Celeste Terrell and Lindsay Ross; CliftonLarsonAllen LLP ("CLA")
Elisabeth A. Cortese, Esq. and Emily Murphy, Esq.; McGeady Becher P.C.

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: Attorney Cortese 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 Cortese noted that the Board consists of homeowners and there were no disclosures of potential conflicts of interest filed with the Secretary of State nor any additional conflicts disclosed at the meeting.

Quorum, Location of Meeting and Posting of Meeting Notice: Ms. Terrell confirmed the presence of a quorum, and the meeting was called to order.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Phillips, seconded by Director Reyes and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District's Board meeting was held by video/telephonic means (Microsoft Teams) without any individuals (neither District representatives nor the general public) attending in person. The meeting was open to the public. Notices of the meeting were posted pursuant to statute.

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Agenda: Following review, upon a motion duly made by Director Phillips, seconded by Director Reyes and, upon vote, unanimously carried the Board approved the Agenda as amended.

Public Comment: There was no public comment.

Minutes from the May 18, 2021 Special Board Meeting: Following review, upon a motion duly made by Director Phillips, seconded by Director Miller and, upon vote, unanimously carried the Board approved the May 18, 2021 Special Board Meeting Minutes as presented.

FINANCIAL MATTERS

Unaudited Financial Statements and Cash Position: Ms. Ross reviewed the unaudited financial statements and cash position for the period ending June 30, 2021 with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position, as presented.

Payment of Claims: Ms. Ross reviewed the payment of claims in the amount of \$43,099.74. Following discussion, upon motion duly made by Director Turtle, seconded by Director Miller and, upon vote, unanimously carried, the Board ratified and/or approved the payment of claims in the amount of \$43,099.74.

Budget Work Session: The Board discussed the option of holding a Budget work session prior to the scheduled November 9, 2021 Budget Hearing. The Board requested District staff to assist with scheduling a Budget work session after receipt of the preliminary draft 2022 Budget.

LEGAL MATTERS MANAGER MATTERS / OPERATIONS AND MAINTENANCE

Other: There were no legal matters discussed.

Proposal for Decorations for Monument Sign from Keesen Landscape Management, Inc.: The Board discussed the proposals for decorations for the monument sign from Keesen Landscape Management, Inc., and determined not to accept the proposal. No further action was taken.

Security and Traffic Concerns: The Board discussed recent accidents and speeding in the neighborhood. Director Phillips will reach out to the Jefferson County Sherriff's Office and request their attendance at the next Board meeting to discuss these concerns.

Proposal for Fence Staining: Ms. Terrell reviewed the proposal for fence staining with the Board. Following discussion, the Board directed Ms. Terrell to obtain a revised proposal reflecting fence post repairs only as well as have the proposal broken down into phases.

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COVENANT ENFORCEMENT

Covenant Enforcement and Inspection Update: Ms. Terrell provided an update to the Board, noting that most violations were for lawn maintenance and dead trees.

OTHER BUSINESS

Landscaping: The Board reported that the grass area around the mailbox located on West Rowland Avenue is full of weeds. Ms. Terrell will direct Keesen Landscape Management, Inc. to address this area.

The Board noted Superior Underground LLC was digging in the area south of South Ward Street. Ms. Terrell will have Keesen Landscape Management, Inc. check the irrigation lines in the area for breaks.

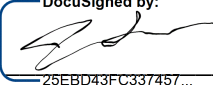
Mailbox Solar Lighting: Director Phillips discussed solar lighting options for the mailboxes. Attorney Cortese explained the District does not own the mailboxes, so it cannot place any solar lighting on the mailboxes absent permission the owner of the mailboxes. Director Phillips will continue to research options.

Social Committee: The Board discussed creating a Social Committee and determined to discuss it further at the next Board meeting.

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 Turtle and, upon vote, unanimously carried, the meeting was adjourned at 6:50 p.m.

Respectfully submitted,

By  DocuSigned by:
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Secretary for the Meeting