

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 10, 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 February 10, 2022, at 6:00 p.m. via Microsoft Teams. The meeting was open to the public via video/telephonic conference (Microsoft Teams).

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

Celeste Terrell and Lindsay Ross; CliftonLarsonAllen LLP ("CLA")
Emily Murphy, Esq.; McGeady Becher P.C.
Deputy Mark Bybee; Jefferson County Sheriff's Department (for a portion of the meeting)
Mike Holleran, Jill Bradshaw, Zia and Ayesha; Residents

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 and Posting of Meeting Notice: Ms. Terrell confirmed the presence of a quorum, and the meeting was called 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. Following discussion, and upon motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board determined to conduct the meeting at the above-stated date and time via video/telephonic conference (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.

RECORD OF PROCEEDINGS

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Turtle, seconded by Director Phillips, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District's website (www.mountainsedgemd.com) at least 24 hours prior to each meeting, or if the website is unavailable for posting, notices shall be posted within the boundaries of the District at the following location: South Ward Street, between West Coal Mine Avenue and South Simms Street.

Agenda: The Board reviewed the Agenda for the meeting. Following review, upon a motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried the Board approved the agenda, as amended, and excused the absence of Director Miller.

Security and Traffic Concerns with Guest Speaker Deputy Bybee from Jefferson County Sheriff's Department: Deputy Bybee presented crime statistics of Jefferson County and the Mountain's Edge's neighborhood. Deputy Bybee further presented crime prevention tips and answered specific questions from the Board.

Discussion ensued regarding traffic concerns. Deputy Bybee stated he will request a speed trailer that records data on vehicles traveling uphill on South Ward Street in the spring.

Further discussion ensued regarding the formation of neighborhood watch. Deputy Bybee confirmed that he will send additional information regarding the neighborhood watch to Director Phillips.

Public Comment: A resident of the District requested the information regarding the District's mill levy and tax collection. Ms. Ross discussed the District's mill levies and taxes collection and responded to the resident's specific questions. The resident further noted issues regarding drainage and damage to sidewalks, and inquired about who is responsible for sidewalk maintenance. The Board informed the resident that Jefferson County is responsible for the sidewalks within the District.

Minutes from the November 9, 2021 Special Board Meeting: Following review, upon a motion duly made by Director Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the Board approved the November 9, 2021 Special Board Meeting Minutes, as presented.

District Insurance and Renewal of Special District Association Membership for 2022: Following discussion, upon a motion duly made by Director Reyes, seconded by Director Phillips and, upon vote, unanimously carried, the Board ratified authorization to renew District insurance and Special District Association membership for 2022.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Unaudited Financial Statements and Cash Position: Ms. Ross reviewed the unaudited financial statements and cash position for the period ending December 31, 2021 with the Board. Following discussion, upon a motion duly made by Director Reyes, 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 claims in the amount of \$29,587.83. Following discussion, upon motion duly made by Director Phillips, seconded by Director Reyes and, upon vote, unanimously carried, the Board ratified approval of claims in the amount of \$29,587.83.

LEGAL MATTERS

Resolution Regarding the Imposition of an Administrative Transfer Fee: Attorney Murphy reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board adopted the Resolution Regarding the Imposition of an Administrative Transfer Fee.

MANAGER MATTERS / OPERATIONS AND MAINTENANCE

Updated Proposal for Fence Staining: Ms. Terrell informed the Board that the updated proposal for fence staining was not available at the time of the meeting. The Board deferred action on this matter.

Mailbox Solar Lighting: Director Reyes provided an update to the Board, noting that he is researching options for solar lighting for the area around the mailboxes.

Master Service Agreement for Landscape Services with Keesen Landscape Management, Inc. ("Keesen"): Following discussion, upon a motion duly made by Director Turtle, seconded by Director Reyes and, upon vote, unanimously carried, the Board approved the preparation of a Master Service Agreement for Landscape Services between the District and Keesen.

Proposal from Keesen for Grading and Seeding Behind 11992 W. Quarles Ave. and Authorize Preparation of a Task Order Under the Master Service Agreement: Ms. Terrell reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Phillips, seconded by Director Murawski and, upon vote, unanimously carried, the Board approved the proposal, as revised, and authorized the preparation of a Task Order under the Master Service Agreement.

Proposal from Keesen for 2022 Landscape Maintenance Services and Authorize Preparation of a Task Order Under the Master Service Agreement: Ms. Terrell reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Phillips, seconded by Director Murawski and, upon vote, unanimously carried, the Board approved

RECORD OF PROCEEDINGS

the proposal, as revised, and authorized the preparation of a Task Order under the Master Service Agreement.

Proposal from Keesen for Annual Bed Conversion to Perennials and Authorize Preparation of a Task Order Under the Master Service Agreement: Ms. Terrell reviewed the proposal with the Board. Following discussion, the Board requested Ms. Terrell provide clarification regarding the irrigation modification. The Board deferred action on this matter.

Proposal from Keesen for Mulching Existing Annual Beds and Authorize Preparation of a Task Order Under the Master Service Agreement: Ms. Terrell reviewed the proposal with the Board. Following discussion, the Board deferred action on this matter.

Website Platform and Maintenance Responsibilities: Ms. Terrell reviewed the maintenance responsibilities for the website, noting the current site manager's intent to retire in the future. The Board requested this matter be discussed at a future meeting, if necessary. No action was taken.

COVENANT ENFORCEMENT

Covenant Enforcement and Inspection Update: Ms. Terrell provided an update to the Board. The Board directed Ms. Terrell to send a reminder to residents regarding snow removal.


OTHER BUSINESS

Other: None.

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 Reyes and, upon vote, unanimously carried, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

By  _____
Secretary for the Meeting

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Client Number: 011-044606

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Natalie Herschberg

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Minneapolis, MN 55402

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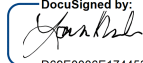
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Laura Murawski

laura.thirsk@yahoo.com

Security Level: Email, Account Authentication
(None)**Signature**

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 D69E0006E174453...

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