

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MARCH 2, 2023

A special meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "Board") was convened on March 2, 2023, at 4:00 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, Katherine Suhanyi, and Lindsay Ross; CliftonLarsonAllen LLP
Emily Murphy, Esq.; McGeady Becher P.C.

Members of the Public in Attendance:

Hannah Rempe, Mike Holleran, Alicia Chance, William Sweatt, Joseph McDonald, Janet Ley, and Lisa Hopkins

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The meeting was called to order.

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, and no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice, and Agenda: A quorum was confirmed.

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

RECORD OF PROCEEDINGS

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 Phillips, seconded by Director Turtle and, upon vote, unanimously carried the Board approved the agenda, as presented.

24-Hour Posting Location: Following discussion, the Board designated the location for posting of 24-hour meeting notices as the District's website (www.mountainedgemd.com), or, if the website is unavailable, on S. Ward Street, midway between W. Coal Mine Ave. and S. Simms Street, Littleton, Colorado.

Board Vacancy: The Board discussed the vacancy on the Board. Mr. McDonald expressed his interest in serving on the Board. Attorney Murphy explained the appointment process. The Board determined to defer any appointments to the Board to the next meeting.

Public Comment: Ms. Chance raised concerns regarding a household not removing snow from the sidewalk. Ms. Terrell explained that the District lacks authority to enforce snow removal on the County owned sidewalk and further, that Jefferson County does not have any snow removal ordinances. Members of the public also submitted questions and comments concerning the fees of District consultants, including legal expenses, and Attorney Murphy addressed the same. Members of the public also noted that there are multiple backyards within the community that have yet to be landscaped.

November 16, 2022 Special Board Meeting Minutes: The Board reviewed the Minutes of the November 16, 2022 Special Meeting. Following review and discussion, upon a motion duly made by Director Phillips, seconded by Director Murawski and, upon vote, unanimously carried, the Board approved the November 16, 2022 Special Meeting Minutes.

Service Agreement for Professional Engineering Services with Schedio Group LLC: Following review and discussion, upon a motion duly made by Director Turtle, seconded by Director Watkins and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Professional Engineering Services with Schedio Group LLC.

FINANCIAL MATTERS

December 31, 2022 Unaudited Financial Statements and Cash Position Statement: Ms. Ross reviewed the December 31, 2022 Unaudited Financial Statements and Cash Position Statement 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 December 31, 2022 Unaudited Financial Statements and Cash Position.

RECORD OF PROCEEDINGS

Payment of Claims: Ms. Ross reviewed the claims with the Board. Following discussion, upon motion duly made by Director Phillips, seconded by Director Murawski and, upon vote, unanimously carried, the Board ratified approval of previous claims and approved current claims in the amount of \$38,317.97.

LEGAL MATTERS

Other: None.

MANAGER MATTERS / OPERATIONS AND MAINTENANCE

Mailbox Solar Lighting: The Board discussed the status of the mailbox solar lighting. Ms. Terrell reported she will contact the fencing contractor for a proposal to install the posts at the mailboxes for light installations. She noted that one portion of the inside fence behind the mailboxes on Rowland was not painted, and a company will need to be contacted to have this section stained. Ms. Terrell will follow up.

Drainage Issue behind 11982 and 11992 W. Quarles Ave.: Ms. Terrell provided an update to the Board regarding the drainage issue, noting that Schedio Group LLC will be onsite on Friday, March 3 to complete a visual inspection. Extensive discussion ensued regarding the drainage issues. The owners of the homes expressed their concerns about the ongoing drainage issues. The Board noted the concerns. Following discussion, upon a motion duly made by Director Murawski, seconded by Director Turtle and, upon vote unanimously carried, the Board authorized the Drainage Committee, which consists of Directors Phillips and Murawski, to proceed with any mitigation efforts up to \$15,000, depending on the findings of Schedio Group LLC.

Amended and Restated Design Landscape Guidelines:

Engagement of Moeller Graf, P.C. to Assist with the Amended and Restated Design Guidelines: Following discussion, upon a motion duly made by Director Phillips, seconded by Director Murawski and, upon vote, unanimously carried, the Board ratified approval of the Moeller Graf, P.C. proposal to assist with the Amended and Restated Design Guidelines.

Proposals for Collections Services:

Altitude Community Law P.C.: Following review and discussion, upon a motion duly made by Director Turtle, seconded by Director Murawski and, upon vote, unanimously carried, the Board approved the proposal with Altitude Community Law P.C. for collections services.

Orten Cavanagh Homes & Hunt, LLC: Following discussion, the Board determined to decline the proposal.

COVENANT ENFORCEMENT

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

RECORD OF PROCEEDINGS

she will address two additional homes that have been reported to have not completed their backyard landscaping.

OTHER BUSINESS

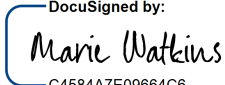
Community Concerns: There was discussion regarding various community concerns. The Board and the residents discussed the status of the removal and replanting of dead trees, the issue with an aggressive dog in the community, and other landscaping concerns.

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 Murawski and, upon vote, unanimously carried, the meeting was adjourned at 5:35 p.m.

Respectfully submitted,

By  _____
Secretary for the Meeting

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