

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MAY 11, 2023

A regular meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "**Board**") was convened on May 11, 2023, 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:

George Turtle
Marie Watkins
William Sweatt
Laura Murawski (for a portion of the meeting)

Also In Attendance Were:

Celeste Terrell and Lindsay Ross; CliftonLarsonAllen LLP ("CLA")
Emily Murphy, Esq.; McGeady Becher P.C.
Tim McCarthy (for a portion of the meeting); Schedio Group, LLC

Members of the Public in Attendance:

Hannah Rempe, Mike Holleran, Joseph McDonald, Justin Phillips, and Jenny Harris

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

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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 Watkins and, upon vote, unanimously carried the Board approved the agenda, as presented.

Public Comment: There was no public comment.

Results of May 2, 2023 Regular Director Election: Ms. Terrell informed the Board that the May 2, 2023 Election was cancelled pursuant to Section 1-13.5-513, C.R.S., because there were not more candidates than seats available on the Board. It was noted that Laura Murawski and William Sweatt were each elected by acclamation to serve four year terms ending in May 2027.

Filing of Oaths of Office: Ms. Terrell informed the Board that Oaths of Office were filed for Directors Murawski and Sweatt with the respective entities as required by statute.

Board Vacancy: Following discussion, upon a motion duly made by Director Turtle, seconded by Director Watkins and, upon vote, unanimously carried, the Board appointed eligible elector Joseph McDonald to fill the Board vacancy.

Appointment of Officers: Upon a motion duly made by Director Watkins, seconded by Director Sweatt and, upon vote, unanimously carried, the Board approved the appointment of officers as follows:

President: George Turtle
Secretary: Marie Watkins
Treasurer: William Sweatt
Asst. Secretary: Laura Murawski
Asst. Secretary: Joseph McDonald

March 2, 2023 Special Board Meeting Minutes: The Board reviewed the Minutes of the March 2, 2023 Special Meeting. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved the March 2, 2023 Special Meeting Minutes.

FINANCIAL MATTERS

March 31, 2023 Unaudited Financial Statements and Cash Position Statement: Ms. Ross reviewed the March 31, 2023 Unaudited Financial Statements and Cash Position Statement with the Board. The Board inquired about the legal fees. The Board requested that CLA to add Director Sweatt as a second approver along with Director Watkins for Bill.com invoices. Following discussion, upon a motion duly made by Director Turtle, seconded by Director

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Watkins and, upon vote, unanimously carried, the Board accepted the March 31, 2023 Unaudited Financial Statements and Cash Position Statement.

Payment of Claims: Ms. Ross reviewed the claims with the Board. Following discussion, upon motion duly made by Director Sweatt, seconded by Director Watkins and, upon vote, unanimously carried, the Board ratified approval of previous claims and/or approved current claims, as applicable, in the amount of \$36,629.62.

2022 Audit: Ms. Ross informed the Board that the 2022 Audit is in the final stages of review. Upon a motion duly made by Director Sweatt, seconded by Director Murawski and, upon vote, unanimously carried, the Board approved the 2022 Audit, subject to a clean opinion from the Auditor and final review by legal counsel and by Directors Turtle and Sweatt.

LEGAL MATTERS

Other: None.

MANAGER MATTERS / OPERATIONS AND MAINTENANCE

Mailbox Solar Lighting for Post Installations: Mr. Phillips informed the Board that he will help install the lights once the necessary posts have been installed. He noted he will be ordering and paying for the lights. The Board directed Ms. Terrell to obtain proposals for the installation of 7-foot posts to which the lights will be mounted.

Drainage Issue behind 11982 and 11992 W. Quarles Ave.: Ms. Terrell provided an update to the Board regarding the drainage issue, and Mr. McCarthy explained the steps to be taken to mitigate said issues which include addressing the ongoing prairie dog issue and installing temporary irrigation seed and blanket slope plus an additional silt fence. Ms. Terrell explained that the silt fence to be installed has been previously approved by the committee.

Proposal from Keesen Landscape Management, Inc. to Revegetate Native Grass and for Prairie Dog Control in the amount of \$13,042.46:

Upon a motion duly made by Director Watkins, seconded by Director Murawski and, upon vote, unanimously carried, the Board approved the Keesen Landscape Management, Inc. proposal in the amount of \$13,042.46.

Proposal from Rocky Mountain Wildlife Services, Inc. for Prairie Dog Fumigation in the amount of \$1,500.00:

Upon a motion duly made by Director Watkins, seconded by Director Murawski and, upon vote, unanimously carried, the Board approved the Rocky Mountain Wildlife Services, Inc. proposal in the amount of \$1,500.00 for prairie dog fumigation.

COVENANT ENFORCEMENT

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

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inspections are happening twice per month through the end of September and notices have been sent for visible trash cans and landscape maintenance issues.

Resolution Adopting the Amended and Restated Design and Landscape Guidelines for Mountain's Edge: Upon a motion duly made by Director Turtle, seconded by Director Watkins and, upon vote, unanimously carried, the Board adopted the Resolution Adopting the Amended and Restated Design and Landscape Guidelines for Mountain's Edge.

Covenants and Architectural Review Committee: Upon a motion duly made by Director Sweatt, seconded by Director Turtle and, upon vote, unanimously carried, the Board appointed Directors Murawski and Watkins to the Architectural Review Committee.

Artificial Turf Guidelines: The Board noted they would like artificial turf guideline to be included in the Amended and Restated Design and Landscape Guidelines for Mountain's Edge. Ms. Terrell will send the language that other communities have used to Director Murawski and Watkins for review. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Sweatt and, upon vote, unanimously carried, the Board authorized Directors Murawski and Watkins to determine recommended artificial turf guidelines for Board approval and authorized Directors Murawski and Watkins to approve or deny the recently received owner request for artificial turf.

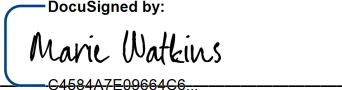
OTHER BUSINESS

Community Concerns: Ms. Terrell explained that CLA is addressing the two landscaping issues that were discussed at the last meeting, noting she will continue to follow-up until the issues are resolved.

ADJOURNMENT

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

Respectfully submitted,

By  Secretary for the Meeting

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Marie Watkins
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