

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT HELD SEPTEMBER 9, 2021

A Special Meeting of the Board of Directors of the Parker Homestead Metropolitan District (referred to hereafter as "Board") was convened on Thursday, September 9, 2021, at 9:00 a.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 by conference call. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James E. Marshall
Thomas J. Brinkman II
Lisa S. Brinkman

Absent and excused were Directors Shelley Marshall and Scott Marshall.

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.
MaryAnn McGeady, Esq.; McGeady Becher P.C.
Eric Weaver and Cheri Curtis; Marchetti & Weaver, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

It was noted that a quorum was present and Attorney McGeady requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney McGeady noted that conflict disclosure statements were filed for all Directors by the statutory deadline. No additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

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Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall and, upon vote, unanimously carried, the agenda was approved as presented, and excused the absences of Directors Shelley Marshall and Scott Marshall.

Meeting Location/Manner and Posting of Meeting Notice: 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 noted 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 Board meeting was held by conference call.

Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

June 8, 2021 Minutes: The Board reviewed the Minutes of the June 8, 2021 Special Meeting.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman, upon vote, unanimously carried, the Minutes of the June 8, 2021 Special Meeting were approved, as presented.

PUBLIC COMMENT There were no public comments.

FINANCIAL MATTERS

Payment of Claims: The Board considered ratifying the approval of the payment of claims as follows:

Fund	Period Ending June 30, 2021	Period Ending July 31, 2021	Period Ending August 31, 2021
General	\$ 6,042.90	\$ 1,827.90	\$ 3,986.66
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 6,042.90	\$ 1,827.90	\$ 3,986.66

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims as presented.

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Unaudited Financial Statements: Mr. Weaver reviewed with the Board the unaudited financial statements for the period ending July 31, 2021.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director L. Brinkman and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending July 31, 2021, as presented.

Converting the District's Note to a Tax-Exempt Loan: Mr. Weaver discussed with the Board the benefits of converting the District's note to a tax-exempt loan. . It was noted the bank will need to complete the conversion between September 1, 2021 and October 1, 2021.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman and, upon vote, unanimously carried, the Board authorized staff to take the necessary actions to complete the conversion and authorized Director J. Marshall to execute documents related thereto.

Proposed 2022 Budget Hearing: The Board discussed the date for the upcoming public hearing on the 2022 budget and confirmed that the matter be scheduled for October 12, 2021.

LEGAL MATTERS

Operations and Maintenance Agreement between the District and Heirloom Owners Association ("HOA"): Attorney McGeady reported to the Board that Attorney Meintzer is working on finalizing the Agreement with the HOA.

Conveyances of Property to the HOA: The Board discussed the possible conveyances of property owned by the District to the HOA.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director L. Brinkman and, upon vote, unanimously carried, the Board authorized Director J. Marshall to approve and execute conveyancing documents.

OTHER MATTERS

There were no other matters to discuss.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by T. Brinkman, seconded by J. Marshall and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: *Ann Finn*
Secretary for the Meeting