

# PARKER HOMESTEAD METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: (303) 987-0835  
Fax: (303) 987-2032

## NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
James E. Marshall	President	2022/May 2022
Thomas J. Brinkman II	Treasurer	2022/May 2022
Shelley D. Marshall	Assistant Secretary	2022/May 2022
Lisa S. Brinkman	Assistant Secretary	2023/May 2022
Scott Marshall	Assistant Secretary	2023/May 2022
Ann E. Finn	Secretary	

**DATE:**        **October 12, 2021**

**TIME:**        **2:30 p.m.**

**PLACE:**       **Zoom Meeting**

*Due to concerns regarding the spread of Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this meeting will be held via video and telephone conference without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:*

<https://us02web.zoom.us/j/86886136552?pwd=R3J0ajY3QUtkTkxEakFPOWJodTIHUT09>

**Phone:** 1 (669) 900-9128 or 1 (253) 215-8782

**Meeting ID:** 868 8613 6552

**Passcode:** 035055

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

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C. Review and approve the minutes of the September 9, 2021 Special Meeting (enclosure).

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D. Consider Regular Meeting dates for 2022 (suggested dates are June 7 and October 11, 2022) and location (physical and/or virtual) of meetings. Review and consider approval of Resolution No. 2021-10-\_\_\_; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

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- E. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2022 SDA Website).
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the period beginning June 1, 2021 through September 30, 2021 for the total amount of \$17,866.43 (enclosure).
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- B. Review and accept unaudited financial statements through the period ending August 31, 2021 (enclosure).
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- C. Consider engagement of Simmons & Wheeler, PC for preparation of 2021 Audit, in the amount of \$\_\_\_\_\_ (to be distributed).
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- D. Conduct Public Hearing to consider Amendment to 2021 Budget (if necessary) and consider adoption of Resolution to Amend the 2021 Budget and Appropriate Expenditures.
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- E. Conduct Public Hearing on the proposed 2022 Budget and consider adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund \_\_\_\_\_, Debt Service Fund \_\_\_\_\_, and Other Fund(s) \_\_\_\_\_ for a total mill levy of \_\_\_\_\_ (enclosures – preliminary AV, draft 2022 Budget, and Resolutions).
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- F. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3 (Gallagher Adjustment) (enclosure).
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- G. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
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H. Consider appointment of District Accountant to prepare the 2023 Budget and set the date of the Budget Hearing.

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I. Consideration of reimbursement to Parker Homestead Investments, LLC.

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IV. LEGAL MATTERS

A. Discuss status of Operations and Maintenance Agreement between the District and Heirloom Owners Association (“HOA”).

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1. Discuss status of possible conveyances of property to the HOA.

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B. Consider adoption of Resolution No. 2021-10-\_\_ ; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 25, 2022. Discuss the need for ballot issues and/or questions.

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V. OTHER MATTERS

A. \_\_\_\_\_

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VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2021.**

Additional Enclosures:

- Notice of rate increase from Special District Management Services, Inc.

# RECORD OF PROCEEDINGS

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## 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.

## RECORD OF PROCEEDINGS

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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-
<b>Total</b>	<b>\$ 6,042.90</b>	<b>\$ 1,827.90</b>	<b>\$ 3,986.66</b>

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.

## RECORD OF PROCEEDINGS

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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.

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### **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.

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### **OTHER MATTERS**

There were no other matters to discuss.

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## RECORD OF PROCEEDINGS

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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: \_\_\_\_\_  
Secretary for the Meeting

RESOLUTION NO. 2021 – 10 - \_\_\_\_

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE PARKER HOMESTEAD METROPOLITAN DISTRICT  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.



NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Homestead Metropolitan District (the “**District**”), Douglas County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2022 shall be held on June 7, 2022 and October 11, 2022 at Colorado Escrow and Title, 10851 South Crossroads Dr., Suite B, Parker, Colorado 80134.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://parkerhomesteadmd.colorado.gov>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

a. The light post at the Northeast corner of Heirloom Pkwy and Melco Avenue.

9. Thomas Brinkman, or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING  
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR  
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on October 12, 2021.

**PARKER HOMESTEAD  
METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary



Parker Homestead Metropolitan District  
 Payment of Claims  
 September 30, 2021

GENERAL FUND PAYMENTS TO BE APPROVED

Payee	Description	Amount
CO Special Dist Property & Liability Pool	2022 Workers Compensation	\$450.00
Marchetti & Weaver, LLC	Accounting - August	\$767.27
McGeady Becher, P.C	Legal - August	\$2,735.00
Special District Management Services, Inc	District Management - August	\$2,000.60
TOTAL GENERAL FUND PAYMENTS TO BE RATIFIED & APPROVED		<u>\$5,952.87</u>

GENERAL FUND PAYMENTS TO BE RATIFIED

Payee	Description	Amount
First Bank	Bank Fees - Jun-Sept	\$40.00
Marchetti & Weaver, LLC	Accounting - May 2021	\$1,822.60
	Accounting - June 2021	\$969.10
	Accounting - July 2021	\$404.05
McGeady Becher, P.C	Legal - May 2021	\$3,729.50
	Legal - June 2021	\$2,786.00
	Legal - July 2021	\$247.50
Special District Management Services, Inc	District Management - May 2021	\$490.80
	District Management - June 2021	\$858.80
	District Management - July 2021	\$549.11
TOTAL GENERAL FUND PAYMENTS TO BE RATIFIED & APPROVED		<u>\$11,897.46</u>

DEBT SERVICE PAYMENTS TO BE RATIFIED

Payee	Description	Amount
BBVA USA	Bank Fees - Jun & Jul	\$16.10
TOTAL DEBT SERVICE PAYMENTS TO BE RATIFIED & APPROVED		<u>\$16.10</u>

TOTAL TO BE RATIFIED & APPROVED

\$17,866.43

**Parker Homestead Metropolitan District  
Statement of Net Position  
August 31, 2021**

	General Fund	Debt Service	Fixed Assets & LTD	Total
<b>ASSETS</b>				
<b>CASH</b>				
FirstBank Checking	331,370			331,370
BBVA-Surplus Fund		-		-
BBVA-Revenue Fund		147,783		147,783
Inter-Fund Balances	(291,864)	291,864		-
<b>TOTAL CASH</b>	<b>39,507</b>	<b>439,647</b>	<b>-</b>	<b>479,154</b>
<b>OTHER CURRENT ASSETS</b>				
Due From County Treasurer	-	-		-
Property Taxes Receivable	496	6,084		6,579
Financial Guarantee				-
Prepaid Expenses	-	-		-
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>496</b>	<b>6,084</b>	<b>-</b>	<b>6,579</b>
<b>FIXED ASSETS</b>				
Landscaping				-
Parks Equipment				-
Accumulated Depreciation				-
<b>TOTAL FIXED ASSETS</b>	<b>-</b>		<b>-</b>	<b>-</b>
<b>TOTAL ASSETS</b>	<b>40,002</b>	<b>445,731</b>	<b>-</b>	<b>485,733</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>				
<b>CURRENT LIABILITIES</b>				
Accounts Payable	5,503			5,503
<b>TOTAL CURRENT LIABILITIES</b>	<b>5,503</b>	<b>-</b>	<b>-</b>	<b>5,503</b>
<b>DEFERRED INFLOWS</b>				
Deferred Property Taxes	496	6,084		6,579
<b>TOTAL DEFERRED INFLOWS</b>	<b>496</b>	<b>6,084</b>	<b>-</b>	<b>6,579</b>
<b>LONG-TERM LIABILITIES</b>				
Loan Payable-Series 2020			8,300,000	8,300,000
Loan Premium, Net of Amortization			439,108	439,108
Loan Loss on Refunding, Net			(433,181)	(433,181)
Developer Payable- Ops			-	-
Developer Payable- Cap			303,382	303,382
Accrued Interest- Dev Adv- Ops			15,884	15,884
Accrued Interest- Dev Adv- Cap			923,277	923,277
Accrued Interest - Bonds			98,355	98,355
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>		<b>9,646,825</b>	<b>9,646,825</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>5,998</b>	<b>6,084</b>	<b>9,646,825</b>	<b>9,658,908</b>
<b>NET POSITION</b>				
Net Investment in Capital Assets			-	-
Amount to be Provided for Debt			(9,646,825)	(9,646,825)
Fund Balance- Nonspendable	-			-
Fund Balance- Restricted	1,468	439,647		441,115
Fund Balance- Unassigned	32,536			32,536
<b>TOTAL NET POSITION</b>	<b>34,004</b>	<b>439,647</b>	<b>(9,646,825)</b>	<b>(9,173,175)</b>

Parker Homestead Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Date Printed: 10/05/21

	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Preliminary Budget	Notes/Assumptions
<b>PROPERTY TAXES</b>									
Assessed Valuation	14,323,290	14,366,690	-	14,366,690				14,996,450	Aug Prelim AV per County
<b>Mill Levy Breakdown:</b>									
Mill Levy - Operations	3.597	3.586	-	3.586				15.103	Remainder Available
Mill Levy - Debt	44.047	44.019	-	44.019				32.500	Amt Needed To Cover Debt Pmts
<b>Total</b>	<b>47.644</b>	<b>47.605</b>	<b>-</b>	<b>47.605</b>				<b>47.603</b>	35 mills gallagherized
Property Tax Revenue - Operations	51,521	51,519	-	51,519				226,491	AV * Mill Levy / 1,000
Property Tax Revenue - Debt	630,898	632,407	-	632,407				487,385	AV * Mill Levy / 1,000
<b>Total</b>	<b>682,419</b>	<b>683,926</b>	<b>-</b>	<b>683,926</b>				<b>713,876</b>	
<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property Taxes	682,419	683,926	-	683,926	677,347	683,926	(6,579)	713,876	AV * Mill Levy / 1,000
Specific Ownership Taxes	58,864	54,715	6,581	61,296	39,368	31,917	7,451	57,110	8% of Taxes
Interest	2,504	275	150	425	333	183	149	5,500	Budget high to avoid amendment
<b>TOTAL REVENUE</b>	<b>743,787</b>	<b>738,916</b>	<b>6,731</b>	<b>745,647</b>	<b>717,048</b>	<b>716,027</b>	<b>1,021</b>	<b>776,486</b>	
<b>EXPENDITURES</b>									
Administration & Contingency	56,521	66,229	9,213	57,015	42,883	42,459	(424)	77,547	All Non-Debt Repayment Costs
Developer Repayments	330,000	3,000	(4,000)	7,000	-	-	-	185,000	Use Available Funds
Bond Principal & Interest	8,357,913	525,020	-	525,020	262,280	262,280	-	534,465	See Debt Service Fund
Capital	-	-	-	-	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	<b>8,744,434</b>	<b>594,249</b>	<b>5,213</b>	<b>589,036</b>	<b>305,163</b>	<b>304,739</b>	<b>(424)</b>	<b>797,011</b>	
<b>REVENUE OVER / (UNDER) EXP</b>	<b>(8,000,647)</b>	<b>144,667</b>	<b>11,944</b>	<b>156,611</b>	<b>411,885</b>	<b>411,288</b>	<b>597</b>	<b>(20,525)</b>	
<b>OTHER SOURCES / (USES)</b>									
Bond Proceeds	8,300,000	-	-	-	-	-	-	-	
Bond Premium	452,350	-	-	-	-	-	-	-	
Bond Defeasance	(872,798)	-	-	-	-	-	-	-	
Cost of Issuance	(187,866)	-	-	-	-	-	-	-	
Transfer to Debt Service Fund	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>7,691,686</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>(308,961)</b>	<b>144,667</b>	<b>11,944</b>	<b>156,611</b>	<b>411,885</b>	<b>411,288</b>	<b>597</b>	<b>(20,525)</b>	
BEGINNING FUND BALANCE	370,727	60,928	838	61,767	61,766	60,928	838	218,378	
<b>ENDING FUND BALANCE</b>	<b>61,766</b>	<b>205,596</b>	<b>12,782</b>	<b>218,378</b>	<b>473,651</b>	<b>472,216</b>	<b>1,435</b>	<b>197,853</b>	
<b>COMPONENTS OF FUND BALANCE</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
Nonspendable	2,731	3,675	(235)	3,440	-	-	-	3,885	Prepaid Insurance
TABOR Emergency Reserve	1,380	-	1,468	1,468	1,468	1,670	(202)	-	Shown as an expense
Restricted For Debt Service	48,307	187,806	15,690	203,495	439,647	434,382	5,265	183,596	See Debt Service Fund
Restricted for Capital	-	-	-	-	-	-	-	-	Capital Fund Closed Out
Unassigned/ Other	9,348	14,115	(4,140)	9,975	32,536	36,164	(3,628)	10,372	Per General Fund
<b>TOTAL ENDING FUND BALANCE</b>	<b>61,766</b>	<b>205,596</b>	<b>12,782</b>	<b>218,378</b>	<b>473,651</b>	<b>472,216</b>	<b>1,435</b>	<b>197,853</b>	
<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	

No assurance is provided on these financial statements;  
 substantially all disclosures required by GAAP omitted.

Parker Homestead Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Date Printed: 10/05/21

	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Preliminary Budget	Notes/Assumptions	
<b>GENERAL FUND</b>										
<b>REVENUE</b>										
1-510	Property Taxes	51,521	51,519	-	51,519	51,023	51,519	(496)	226,491	AV * Mill Levy / 1,000
1-515	Specific Ownership Taxes	4,444	4,122	257	4,379	2,966	2,405	561	18,119	8% of Taxes
1-560	Interest & Other Income	34	25	-	25	24	17	7	5,000	Budget high to avoid amendment
<b>TOTAL REVENUE</b>		<b>55,999</b>	<b>55,666</b>	<b>257</b>	<b>55,923</b>	<b>54,013</b>	<b>53,940</b>	<b>73</b>	<b>249,610</b>	
<b>EXPENDITURES</b>										
<b>Administration</b>										
1-612	Accounting	11,209	12,000	(500)	12,500	8,668	8,000	(668)	13,000	Based on 2021 Forecast
1-614	District Management	12,960	12,000	-	12,000	6,192	8,000	1,808	12,500	Based on 2021 Budget
1-615	Audit	4,200	4,500	300	4,200	4,200	4,500	300	4,500	Based on 2021 Forecast
1-635	Election	820	-	-	-	-	-	-	3,000	Assume Canceled
1-670	Insurance & SDA Dues	3,220	3,500	224	3,276	3,276	3,500	224	3,700	Based on 2021 Forecast
1-675	Legal	10,614	12,000	(2,000)	14,000	9,996	8,000	(1,996)	14,500	Based on 2021 Budget
1-685	Miscellaneous Expense	256	300	(450)	750	370	200	(170)	1,200	Based on 2021 Forecast
1-700	Treasurer's Fees	773	773	-	773	766	773	7	3,397	1.5% of property taxes
	Emergencies		1,670	1,670	-	-	-	-	1,938	3% Emergency Reserve
1-795	Contingency		5,000	5,000	-	-	-	-	7,500	Unforeseen Needs
<b>Total Administration</b>		<b>44,052</b>	<b>51,743</b>	<b>4,243</b>	<b>47,499</b>	<b>33,468</b>	<b>32,973</b>	<b>(495)</b>	<b>65,236</b>	
<b>Debt Service</b>										
1-710	Developer Repayment- Ops Principal	7,889	-	-	-	-	-	-	-	Paid off in 2019
1-711	Developer Repayment- Cap Principal	2,111	3,000	(4,000)	7,000	-	-	-	185,000	Remaining Funds Available
	Developer Repayment- Ops Interest		-	-	-	-	-	-	-	Principal Paid First
	Developer Repayment- Cap Interest		-	-	-	-	-	-	-	Principal Paid First
<b>Total Debt Service</b>		<b>10,000</b>	<b>3,000</b>	<b>(4,000)</b>	<b>7,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>185,000</b>	
<b>TOTAL EXPENDITURES</b>		<b>54,052</b>	<b>54,743</b>	<b>243</b>	<b>54,499</b>	<b>33,468</b>	<b>32,973</b>	<b>(495)</b>	<b>250,236</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>1,947</b>	<b>923</b>	<b>500</b>	<b>1,424</b>	<b>20,545</b>	<b>20,967</b>	<b>(423)</b>	<b>(625)</b>	
<b>OTHER SOURCES / (USES)</b>										
1-894	Transfer to Capital Fund	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>1,947</b>	<b>923</b>	<b>500</b>	<b>1,424</b>	<b>20,545</b>	<b>20,967</b>	<b>(423)</b>	<b>(625)</b>	
1-450	<b>BEGINNING FUND BALANCE</b>	11,511	16,867	(3,408)	13,459	13,459	16,867	(3,408)	14,883	
<b>ENDING FUND BALANCE</b>		<b>13,459</b>	<b>17,790</b>	<b>(2,907)</b>	<b>14,883</b>	<b>34,004</b>	<b>37,834</b>	<b>(3,830)</b>	<b>14,257</b>	
<b>COMPONENTS OF FUND BALANCE:</b>		<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	
	Nonspendable	2,731	3,675	(235)	3,440	-	-	-	3,885	Prepaid Insurance
	Restricted for Emergencies	1,380	-	1,468	1,468	1,468	1,670	(202)	-	Shown as an expense
	Unassigned	9,348	14,115	(4,140)	9,975	32,536	36,164	(3,628)	10,372	
<b>TOTAL FUND BALANCE</b>		<b>13,459</b>	<b>17,790</b>	<b>(2,907)</b>	<b>14,883</b>	<b>34,004</b>	<b>37,834</b>	<b>(3,830)</b>	<b>14,257</b>	
		<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	<b>=</b>	

No assurance is provided on these financial statements;  
 substantially all disclosures required by GAAP omitted.

Parker Homestead Metropolitan District  
 Statement of Revenues, Expenditures, & Changes In Fund Balance  
 Modified Accrual Basis For the Period Indicated

Date Printed: 10/05/21

	2020 Audited Actual	2021 Adopted Budget	Variance Favorable (Unfavor)	2021 Forecast	YTD Thru 08/31/21 Actual	YTD Thru 08/31/21 Budget	Variance Favorable (Unfavor)	2022 Preliminary Budget	Notes/Assumptions	
<b>DEBT SERVICE FUND</b>										
<b>REVENUE</b>										
2-510	Property Taxes	630,899	632,407	-	632,407	626,324	632,407	(6,084)	487,385	AV * Mill Levy / 1,000
2-515	Specific Ownership Taxes	54,420	50,593	6,324	56,917	36,403	29,513	6,890	38,991	8% of Taxes
2-560	Interest Income	2,470	250	150	400	309	167	142	500	0.25% of Fund Balance
<b>TOTAL REVENUE</b>		<b>687,788</b>	<b>683,250</b>	<b>6,474</b>	<b>689,724</b>	<b>663,035</b>	<b>662,087</b>	<b>948</b>	<b>526,876</b>	
<b>EXPENDITURES</b>										
2-607	Bond Principal- 2016	8,140,000	-	-	-	-	-	-	-	Defeased in 2020
2-608	Bond Interest- 2016	217,913	-	-	-	-	-	-	-	Defeased in 2020
2-609	Loan Principal- 2020	-	115,000	-	115,000	-	-	-	275,000	Per Amortization Schedule
2-610	Loan Interest- 2020	-	410,020	-	410,020	262,280	262,280	-	259,465	Converted to tax exempt in 2021
2-668	Paying Agent Fees	3,000	-	-	-	-	-	-	-	Now a Direct Placement
2-685	Bank Fees / Misc Expense	-	-	(30)	30	16	-	(16)	-	
2-700	Treasurer's Fees	9,470	9,486	-	9,486	9,399	9,486	87	7,311	1.5% of property taxes
	Contingency	-	5,000	5,000	-	-	-	-	5,000	Unforeseen needs
<b>TOTAL EXPENDITURES</b>		<b>8,370,382</b>	<b>539,506</b>	<b>4,970</b>	<b>534,536</b>	<b>271,695</b>	<b>271,766</b>	<b>71</b>	<b>546,775</b>	
<b>REVENUE OVER / (UNDER) EXP</b>		<b>(7,682,594)</b>	<b>143,744</b>	<b>11,444</b>	<b>155,188</b>	<b>391,340</b>	<b>390,320</b>	<b>1,019</b>	<b>(19,900)</b>	
<b>OTHER SOURCES / (USES)</b>										
2-523	Bond Proceeds	8,300,000	-	-	-	-	-	-	-	Refunding Completed in 2020
2-730	Bond Premium	452,350	-	-	-	-	-	-	-	Refunding Completed in 2020
2-736	Bond Defeasence	(872,798)	-	-	-	-	-	-	-	Refunding Completed in 2020
2-618	Cost of Issuance	(187,866)	-	-	-	-	-	-	-	Refunding Completed in 2020
2-750	Developer Repayment- Capital	(320,000)	-	-	-	-	-	-	-	Refunding Completed in 2020
	Transfer from General Fund	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>		<b>7,371,686</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>		<b>(310,908)</b>	<b>143,744</b>	<b>11,444</b>	<b>155,188</b>	<b>391,340</b>	<b>390,320</b>	<b>1,019</b>	<b>(19,900)</b>	
2-450	<b>BEGINNING FUND BALANCE</b>	359,216	44,062	4,246	48,307	48,307	44,062	4,246	203,495	
<b>ENDING FUND BALANCE</b>		<b>48,307</b>	<b>187,806</b>	<b>15,690</b>	<b>203,495</b>	<b>439,647</b>	<b>434,382</b>	<b>5,265</b>	<b>183,596</b>	
<b>COMPONENTS OF FUND BALANCE:</b>										
	Surplus Fund Requirement	48,307	163,782	-	163,782	163,782	-	-	163,782	Maintain at \$163,782 Cap
	Restricted for Debt Service	-	24,024	15,690	39,713	275,865	-	-	19,814	
<b>TOTAL FUND BALANCE</b>		<b>48,307</b>	<b>187,806</b>	<b>15,690</b>	<b>203,495</b>	<b>439,647</b>	<b>434,382</b>	<b>5,265</b>	<b>183,596</b>	
	Loan Balance- Beginning of Year	8,140,000	8,300,000	-	8,300,000	-	-	-	8,185,000	
	Assessed Valuation	14,323,290	14,366,690	-	14,366,690	-	-	-	14,996,450	
	Debt to Assessed Ratio	57%	58%	-	58%	-	-	-	55%	
	<i>Mill levy cap released once below 50%</i>									



# CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: **4534-Parker Homestead Metro District**

Date: 8/23/2021

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 IN DOUGLAS COUNTY, COLORADO.

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$14,366,690
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION‡	\$14,996,450
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$14,996,450
5. NEW CONSTRUCTION: *	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: ~	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ~	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): **	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	\$0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a))	\$0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution.  
 \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.  
 ~ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.  
 \*\* Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2021.

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$208,576,432
<b>ADDITIONS TO TAXABLE REAL PROPERTY:</b>	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
<small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	
<b>DELETIONS FROM TAXABLE REAL PROPERTY:</b>	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$10,891

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.  
 ! Construction is defined as newly constructed taxable real property structures.  
 % Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:	\$0
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$0
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

**NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.**

**RESOLUTION NO. 2021 – 10 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT**  
**TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Parker Homestead Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2021, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 12, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Homestead Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Parker Homestead Metropolitan District for the 2022 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 12TH day of OCTOBER, 2021.

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Secretary

(SEAL)

EXHIBIT A  
(Budget)

I, Ann Finn, hereby certify that I am the duly appointed Secretary of the Parker Homestead Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Parker Homestead Metropolitan District held on October 12, 2021.

By: \_\_\_\_\_  
Secretary



**RESOLUTION NO. 2021 - 10 - \_\_\_\_**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Parker Homestead Metropolitan District (“District”) has adopted the 2022 annual budget in accordance with the Local Government Budget Law on October 12, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Parker Homestead Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 12th day of October, 2021.

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Secretary

(SEAL)

**EXHIBIT A**  
(Certification of Tax Levies)



**RESOLUTION NO. 2021-10-\_\_**

**RESOLUTION OF THE BOARD OF DIRECTORS OF PARKER HOMESTEAD METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT MILL LEVY IN ACCORDANCE WITH THE COLORADO CONSTITUTION, ARTICLE X, SECTION 3**

- A. Parker Homestead Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.
- B. The District operates pursuant to its Service Plan approved by the Town of Parker, on March 20, 2006 (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.
- C. The Service Plan authorizes a maximum mill levy for debt service of 35 mills (“**Maximum Mill Levy**”), there is no cap in the Service Plan for a mill levy for operations and maintenance.
- D. The Service Plan and Article X, Section 3 of the Colorado Constitution, (the “**Gallagher Amendment**”) authorize adjustment of the Maximum Mill Levy in the event that the method of calculating assessed valuation is changed after January 1, 2000, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The Maximum Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.
- E. The Service Plan and Gallagher Amendment provide that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.
- F. The Colorado General Assembly (the “**General Assembly**”) passed Senate Bill 19-255, signed by the Governor of Colorado on June 3, 2019, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for assessment for real residential property at 7.15% (decreased from 7.2%) for property tax years commencing on and after January 1, 2019, until the next property tax year that the General Assembly determined to adjust the ratio of valuation for assessment for residential real property.
- G. In order to mitigate the effect of the 2019 statutory change in the ratio of valuation for assessment for residential real property from 7.20% to 7.15%, so that actual tax revenues are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment, the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public to further adjust the Maximum Mill Levy.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Parker Homestead Metropolitan District, Parker, Colorado:

1. The Board of the District hereby authorizes the adjustment of the Maximum Mill Levy to reflect the 2019 statutory change in the ratio of valuation for assessment for residential real property to 7.15%.

2. The Gallagher Amendment allows for a total mill levy imposition of 47.605 mills (the “**Adjusted Mill Levy**”) so that District revenues shall be neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment to 7.15% pursuant to the authority granted by the Service Plan and the Gallagher Amendment.

3. The Adjusted Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the County Commissioner of Douglas County on or before December 15, 2021, for collection in 2022.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE  
DISTRICT MILL LEVY IN ACCORDANCE WITH THE COLORADO  
CONSTITUTION, ARTICLE X, SECTION 3]**

RESOLUTION APPROVED AND ADOPTED ON OCTOBER 12, 2021.

**PARKER HOMESTEAD  
METROPOLITAN DISTRICT**

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President

Attest:

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Secretary

**RESOLUTION NO. 2021-10-\_\_\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
PARKER HOMESTEAD METROPOLITAN DISTRICT  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 3, 2022**

A. The terms of the offices of Directors James E Marshall, Thomas J. Brinkman II, and Shelley D. Marshall shall expire upon the election of their successors at the regular election, to be held on May 3, 2022 (“**Election**”), and upon such successors taking office.

B. The term of the office to which Directors Lisa S. Brinkman and Scott Marshall have previously been appointed expires upon their re-election, or the election of their successor at the election, and upon such successor taking office.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 2, 2021, and three (3) Directors to serve until the second regular election, to occur May 6, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Homestead Metropolitan District (the “**District**”) of the County of Douglas, Colorado:

1. Date and Time of Election. The Election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 2, 2023, and three (3) Directors shall be elected to serve until the second regular election, to occur May 6, 2025.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann E. Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with the Designated Election Official of the District, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from the Designated Election Official for the Parker Homestead Metropolitan District, c/o Ann E. Finn at Special District Management Services, 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228.

7. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 1, 2022, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

8. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

9. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

10. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of Parker Homestead Metropolitan District.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION  
CALLING A REGULAR ELECTION FOR DIRECTORS  
MAY 3, 2022]**

RESOLUTION APPROVED AND ADOPTED on October 12, 2021.

**PARKER HOMESTEAD  
METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary



141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: August 31, 2021

RE: Notice of 2022 Rate Increase

A handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (5.28%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.