

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PARKER HOMESTEAD METROPOLITAN DISTRICT (THE “DISTRICT”) HELD JULY 28, 2023

A special meeting of the Board of Directors of the Parker Homestead Metropolitan District (referred to hereafter as “Board”) was convened on Friday, July 28, 2023, at 3:00 p.m. The meeting was held at the offices of Stewart Title; 10851 South Crossroads Drive, Suite B, Parker, CO 80134 (hall conference room). The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James E. Marshall
Thomas J. Brinkman II (via conference call)
Lisa S. Brinkman (via conference call)

Also In Attendance Were:

David Solin; Special District Management Services, Inc. (for a portion of the meeting)
Suzanne Meintzer, Esq. and Lisa Jacoby; McGeady Becher P.C.
Eric Weaver; Marchetti & Weaver, LLC

CONTINUANCE

A quorum was confirmed and the meeting was called to order. Upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the meeting was continued to 4:15 p.m.

RECONVENE

The Board reconvened at 4:15 p.m.

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.

Ms. Jacoby 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. Ms. Jacoby noted that conflict disclosure statements were filed for all Directors with the Colorado Secretary of State by the statutory deadline. No additional conflicts were disclosed at the meeting.

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ADMINISTRATIVE MATTERS

Agenda: Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the agenda was approved, and the Board excused the absence of Director S. Marshall.

Meeting Location 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 and determined to hold this meeting in person at the location listed above. Mr. Solin confirmed that notice was duly posted and that no objections to the manner of meeting by taxing electors within the District boundaries were received.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, 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 at least 24 hours prior to each meeting on the District's website at: <https://parkerhomesteadmd.colorado.gov/> or if posting on the website is unavailable, notice will be posted on a list post at the northeast corner of Heirloom Parkway and Melco Avenue.

October 11, 2022 Regular Meeting and December 12, 2022 Special Meeting Minutes: The Board reviewed the Minutes of the October 11, 2022 regular meeting and the December 12, 2022 special meeting.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the Minutes of the October 11, 2022 regular meeting and the December 12, 2022 special meeting were approved.

Results of May 2, 2023 Election: Ms. Jacoby noted that the May 2, 2023 Regular Director's Election was cancelled, as allowed under Colorado law by the Designated Election Official as there were not more candidates than positions available on the Board of Directors. Directors Shelly Marshall and Lisa Brinkman were deemed elected to 4-year terms ending in May, 2027.

Oaths of Office: The filing of Oaths of Director were confirmed.

Potential Transition of Management/Administrative Services: The Board discussed transition of district management and administrative services.

Following discussion, upon motion duly made by Director T. Brinkman, seconded

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by Director L. Brinkman, and upon vote unanimously carried, the Board determined to transition the management and administrative services being performed by Special District Management Services, Inc. (“SDMS”) to McGeady Becher P.C. The Board authorized General Counsel to send a termination letter to SDMS and thanked SDMS for its years of service.

Resignation of Ann Finn as District Secretary: The Board acknowledged the resignation of Ann Finn as Secretary to the District.

Appointment of Officers: The Board discussed the appointment of officers.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the Board appointed the following slate of officers:

President	James E. Marshall
Treasurer	Thomas J. Brinkman II
Secretary	Lisa A. Jacoby
Assistant Secretary	Lisa S. Brinkman
Assistant Secretary	Shelly Marshall

2023 Special District Association’s (“SDA”) Annual Conference: Ms. Jacoby discussed the SDA Annual Conference. Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the Board authorized all interested Board members to attend the 2023 SDA Annual Conference being held September 12 - 14 2023, in Keystone, Colorado.

PUBLIC COMMENT There was no public comment.

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

Fund	Period Ending Jun. 30, 2022	Period Ending Jul. 31, 2022	Period Ending Aug. 31, 2022	Period Ending Sep. 30, 2022
General	\$ 4,502.41	\$ 2,942.42	\$ 2,259.29	\$ 3,175.62
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,502.41	\$ 2,942.42	\$ 2,259.29	\$ 3,175.62

Fund	Period Ending Oct. 31 2022	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023
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General	\$ 5,789.60	\$ 14,377.26	\$ 1,008.58	\$ 2,635.41
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 5,789.60	\$ 14,377.26	\$ 1,008.58	\$ 2,635.41

Fund	Period Ending Feb. 28, 2023	Period Ending Mar. 31, 2023	Period Ending Apr. 30, 2023	Period Ending May. 31, 2023
General	\$ 3,470.73	\$ 3,102.35	\$ 4,626.11	\$ 4,953.17
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,470.73	\$ 3,102.35	\$ 4,626.11	\$ 4,953.17

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

Unaudited Financial Statements: Mr. Weaver reviewed with the Board the unaudited financial statements through the period ending May 31, 2023.

Following review and discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the Board accepted the unaudited financial statements through the period ending May 31, 2023, as presented and authorized a reimbursement payment of \$101,382 to Parker Homestead Investments, LLC (the “Developer”) under the Project Facilities Acquisition and Reimbursement Agreement.

2022 Audit: Mr. Weaver presented the 2022 draft Audit.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman, and upon vote unanimously carried, the Board accepted the 2022 Audit and authorized execution of the Representation Letter.

2024 Budget: The Board discussed setting the date for the Public Hearing to adopt the 2024 Budget.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the Board determined to schedule the Public Hearing to adopt the 2024 Budget for October 10, 2023, at 3:00 p.m., to be held virtually (by electronic means).

LEGAL MATTERS

Legislative Changes:

SB23-110 Annual/Town Hall Meeting Requirement. Attorney Meintzer

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discussed new legislation requiring the District to hold an Annual/Town Hall Meeting to present information on the District's debt, public infrastructure and year-to-date financials, and to allow an opportunity for members of the public to ask questions about the District. It was noted that no formal action may be taken at this meeting. The Board discussed scheduling the Annual/Town Hall Meeting for October 3, 2023, at 4:00 p.m., to be held virtually (by electronic means).

2024 Budget Process and Strategy: Attorney Meintzer discussed new legislation impacting the 2024 Budget process. Mr. Weaver noted that he will prepare two draft budgets for consideration; one to address requirements of SB23-303/Proposition HH, should it pass, and another if it does not.

OTHER MATTERS

New Board Member Orientation: No action was taken.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

By: *Lisa Jacoby*
Secretary for the Meeting