

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
PARKER HOMESTEAD METROPOLITAN DISTRICT
(THE “DISTRICT”) HELD
AUGUST 19, 2024**

A special meeting of the Board of Directors of the Parker Homestead Metropolitan District (referred to hereafter as “**Board**”) was duly held on Monday, August 19, 2024, at 3:00 p.m. This District Board meeting was held via Zoom teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James (“Jim”) E. Marshall, President
Thomas J. Brinkman II, Treasurer
Shelly Marshall, Assistant Secretary
Michael Sudia, Assistant Secretary

Also In Attendance Were:

Suzanne Meintzer, Esq., and Lisa Jacoby McGeady Becher P.C.
Eric Weaver, Cheri Curtis and Kristina Hull; Marchetti & Weaver, LLC

Public In Attendance Were:

Betty Caveny
Sydni Keesen

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 confirmed a quorum was present. 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 by the statutory deadline with the Secretary of State. No additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Agenda:

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director T. Brinkman, and upon vote unanimously carried, the agenda was approved,

and the absence of Director L. Brinkman was excused.

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 via Zoom teleconference. Ms. Jacoby confirmed that notice was duly posted and that no objections to the manner of meeting by taxpaying electors within the District boundaries were received.

Public Comment:

There were no public comments.

NEWLIN GULCH TRAIL MAINTENANCE MATTERS

Attorney Meintzer provided a brief summary of the historical intent pursuant to Town of Parker representatives; the Plats and Subdivision Improvements Agreements as it relates to ownership and maintenance of District tracts and improvements.

Director J. Marshall remarked that he was committed to having the District retain ownership and maintenance of the current asset (the Newlin Gulch Trail and its related tracts of land - G, H, I & J of Filing 2A Replat) for the benefit of the community, until such time as a long-term plan can be determined for conveyance to another entity in perpetuity.

Following discussion, upon motioned duly made by Director Sudia, seconded by Director J. Marshall and upon vote unanimously carried, the Board determined to approve an amount up to \$10,000 annually for maintenance of the Newlin Gulch Trail, and approved establishment of a Newlin Gulch Trail Committee consisting of Director J. Marshall and Director Sudia.

Then, the Board considered the proposal from South East Metro Property Maintenance LLC for a one-time cleanup of the Newlin Gulch Trail (under South Chambers) in the amount of \$7,264.00. Following discussion upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall and upon vote unanimously carried, the Board approved the proposal from South East Metro Property Maintenance LLC and authorized preparation and execution of the associated Service Agreement.

LEGAL MATTERS

None.

OTHER MATTERS

None.

