

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
GREEN GABLES METROPOLITAN DISTRICT NO. 1 (THE "DISTRICT")
HELD
AUGUST 15, 2022

A regular meeting of the Board of Directors of the Green Gables Metropolitan District No. 1 (referred to hereafter as the "Board") was convened on August 15, 2022, at 12:00 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

JoAnn Zelasko, President
Krystal Smith, Treasurer
Paul Bartos, Secretary
Les Steckler, Assistant Secretary
Mark Arreguin, Assistant Secretary

Also, In Attendance Were:

Stephanie Odewumi, Denise Denslow and Lindsay Ross; CliftonLarsonAllen LLP
Colin Mielke; Seter & Vander Wall, P.C.
Robie Abraham; Green Gables HOA
Leigh Dufresne; BrightView Landscaping
Amy Marjerison; HOA
Jack Beckwitt; Lennar Homes

ADMINISTRATIVE MATTERS

Call to Order and Approval of Agenda: President Zelasko called the meeting to order at 12:04 p.m.

Confirm Quorum, Location of Meeting and Posting of Meeting Notices:

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member affirmed their conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. It was noted posting of meeting notice was confirmed and a posted.

Minutes of May 13, 2022 Special Meeting: The Board reviewed the minutes of the May 13, 2022 special meeting. Upon a motion duly made by President Zelasko, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the May 13, 2022 Regular Meeting Minutes with an amendment

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to correct Mr. Abraham's name in the minutes.

ATTORNEY MATTERS

Appointment of Mark Arreguin to Vacant Board Position: The Board discussed the appointment of Mark Arreguin to fill the vacancy on the Board. Upon a motion duly made by Director Steckler, seconded by Director Smith and, upon a vote, unanimously carried, the Board appointed Mark Arreguin to the Board. Upon a motion duly made by President Zelasko, seconded by Director Bartos and, upon vote, unanimously carried, the Board appointed Director Arreguin as Assistant Secretary to the Board.

Approval of Water Service Intergovernmental Agreement with Green Gables Metropolitan District No. 2: Mr. Mielke provided an update on the intergovernmental agreement for non-potable irrigation water service with Green Gables Metropolitan District No. 2 and CalAtlantic Group, LLC. Mr. Mielke confirmed the agreement has been approved and executed by those other parties. Following discussion, upon a motion duly made by President Zelasko, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the Water Service Intergovernmental Agreement as presented.

Other: None.

FINANCIAL MATTERS

Ratification/Approval of Interim Claims Totaling \$106,678.91: Ms. Ross reviewed the payment of claims report from April 29, 2022 through July 31, 2022 with the Board. Following review, upon a motion duly made by Director Smith, seconded by Director Bartos and, upon vote, unanimously carried, the Board ratified approval of the interim claims totaling \$106,678.91 as presented.

Accept June 30, 2022 Unaudited Financial Statements and August 2022 Cash Position Report: Ms. Ross reviewed the Unaudited Financial Statements dated June 30, 2022 with the Board. The Board discussed the invoicing for non-potable irrigation water that has been split on a 50/50 basis between Lennar and the HOA within District No. 1. Mr. Mielke explained that invoicing for the 50/50 split was done by the District as a courtesy to accommodate an agreement between the HOA and Lennar, and that termination of that split was to occur after August 2021 according to Lennar and after October 2021 according to the HOA. At this time, Mr. Beckwitt informed the Board that to resolve the confusion over the termination date Lennar has agreed to split the costs 50/50 through October 2021. The Board noted that invoices will be distributed to Lennar and the HOA accordingly, and that future usage will be billed solely to the HOA.

Following review and discussion, upon a motion duly made by Director Smith, seconded by Director Steckler and, upon vote, unanimously carried, the Board accepted as presented the June 30, 2022 Unaudited Financial Statements and the

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Schedule of Cash Position Report dated June 30, 2022 and updated through July 29, 2022.

Ratify 2021 Draft Audit Extension: Following discussion, upon a motion duly made by President Zelasko, seconded by Director Smith and, upon vote, unanimously carried, the Board ratified approval of the 2021 Audit Extension.

MANAGER MATTERS

Status of Soil Runoff and landscaping issues at Cobblestone Carwash: Ms. Odewumi reported that a complaint has been filed with the City of Lakewood, and they plan to enforce the next steps.

Irrigation Line Sediment: It was noted that the source was not the pump filters and no changes are needed to the pump maintenance/inspection contract. Multiple parties are actively working the issue and President Zelasko proposed an on-site meeting with all parties to gain an understanding of the issue for the next steps to be taken. Ms. Odewumi will organize and set up a meeting.

Lennar Status update to be provided by Lennar representatives:

- **Tree Replacement Discussion:** Mr. Beckwitt informed the Board that Lennar does not believe any further tree replacement is warranted until a walkthrough is completed prior to conveyance of tracts to the District. President Zelasko noted the Board's disagreement with Lennar's position, stating that multiple trees have been cut down and need to be replaced by Lennar, subject to the District's review and approval of the replacement. Areas of concern include trees located in Filings 1, 2, and 3 along Pierce, Upham, and Newland, and near (but not within) the gulch.
- **Status of repair of bridge lights:** Mr. Beckwitt stated that the bridge light repairs requested by the District have been addressed, and conveyance of related public improvements will be handled through the formal public improvement acceptance process.
- **Status of correction of issues with detention ponds:** Mr. Beckwitt informed the Board that detention pond work has been completed. President Zelasko noted that three ponds appear complete, but that the pond on the west side of Reed contains dead vegetation that needs to be removed.
- **Update on any/all acceptance walkthroughs and required acceptance materials/documentation:** Mr. Beckwitt plans to follow the detailed turnover process and begin to coordinate walkthroughs for improvements ready to be conveyed to the District in the next few weeks.

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- **Plan to repair the MD areas damaged by the townhome construction. Includes path repair, replacement of trees/plants, reseeding/regrowth of native grass:** There is no current timeframe, but once Lennar knows an estimate, it will be shared.

Board discussion on scheduling 2023 Budget Working Session: It was determined that no Working Session is needed, and the Board will follow the same process as in 2021.

Re-Zoning Discussion: The Board discussed a notice received regarding the potential rezoning of property adjacent to the District's boundaries. Directors Bartos and Arreguin plan to attend the re-zoning meeting in their capacities as homeowners.

DIRECTOR MATTERS

Jefferson County Sheriff response regarding homeless person on the Jefferson County Open Spaces property maintained by GGMD1: The Board discussed the presence of a homeless person living on District-maintained property. President Zelasko informed the Board of her coordination with the Jefferson County Sheriff's Office, and stated she is pleased with the Deputy's assistance but the issue remains outstanding. Mr. Beckwitt with Lennar will reach out to his contact at the City of Lakewood to check on assistance that can be offered and will inform President Zelasko of any updates.

Other: None.

OTHER BUSINESS

Confirm Quorum for Next Meeting – November 14, 2022:

The Board confirmed a quorum for November 14, 2022 and determined to change the meeting time to 4:00 p.m.

Public Comment: Ms. Marjerison with the HOA stated a thank you to the Board and notified them of graffiti that has been noticed. She informed the Board she will send the information to Ms. Odewumi will have a work order processed to have it cleaned.

Mr. Abraham addressed the Board regarding the Board's concern with the functionality of recently installed rain sensors. He confirmed that there are seven irrigation controllers in the District No. 1 community, but that only two are on 4G cellular network and noted that the other controllers may need to be upgraded for the rain sensors to function properly.

Other: None.

ADJOURNMENT


There being no further business to come before the Board at this time, upon a motion duly made by President Zelasko, seconded by Director Smith and, upon

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vote, unanimously carried the meeting was adjourned 1:33 p.m.

Respectfully submitted,

By 
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Secretary for the Meeting