

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
GREEN GABLES METROPOLITAN DISTRICT NO. 1 (THE "DISTRICT")
HELD
MAY 19, 2023

A special meeting of the Board of Directors of the Green Gables Metropolitan District No. 1 (referred to hereafter as the "Board") was convened on May 19, 2023, at 1:30 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:

Celeste Terrell and Lindsay Ross; CliftonLarsonAllen LLP
Colin Mielke & Marissa Peck; Seter & Vander Wall, P.C.
Leigh Dufresne; BrightView Landscaping
Gary Hawkins; Lennar Homes
Le Anna Mosher and Bob McCullough; Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Approval of Agenda: Upon a motion duly made by President Zelasko, seconded by Director Bartos and, upon a vote, unanimously carried, the Board called the meeting to order at 1:35 p.m. and approved the Agenda as amended to include a discussion of Green Gables acceptance from Lennar.

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.

Election of Officers: Upon a motion duly made by Director Arreguin, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the slate of officers to remain the same as follows:

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

Minutes of February 21, 2023 Regular Meeting: The Board reviewed the minutes of the February 21, 2023 regular meeting. Upon a motion duly made by Director Bartos, seconded by President Zelasko and, upon vote, unanimously carried, the Board approved the February 21, 2023 regular Meeting Minutes as presented.

FINANCIAL MATTERS

Approve and/or ratify approval of payment of claims in the amount of \$32,163.78: Ms. Ross reviewed with the Board. Following review, upon a motion duly made by President Zelasko, seconded by Director Steckler and, upon vote, unanimously carried, the Board ratified approval of payment of claims in the amount of \$32,163.78 as presented.

March 31, 2023 Unaudited Financial Statements: Ms. Ross reviewed the March 31, 2023 unaudited financial statements with the Board. Following review and discussion, upon a motion duly made by President Zelasko, seconded by Director Bartos and, upon vote, unanimously carried, the Board accepted the March 31, 2023 Unaudited Financial Statements as presented.

Draft 2022 Audit: Ms. Ross reviewed the Draft 2022 Audit with the Board. Following review, upon a motion duly made by President Zelasko, seconded by Director Arreguin and, upon vote, unanimously carried, the Board approved the 2022 Audit, subject to legal review and additional comments from the Board and a clen opinion from the Auditor, and authorized CLA to file the 2022 Audit by the July 31st statutory deadline.

LEGAL MATTERS

Service Agreement for Pump House Maintenance Services with V Ventures, Inc.: Mr. Mielke reviewed the V Ventures, Inc. Pump House Services Maintenance Agreement with the Board. Following review, upon a motion duly made by President Zelasko, seconded by Director Steckler and, upon vote, unanimously carried, the Board approved the Service Agreement for Pump House Maintenance Services with V Ventures, Inc.as presented.

Special Warranty Deed for Tracts from Green Gables Development Company: Mr. Mielke reviewed with the Board. Following review, upon a motion duly made by President Zelasko, seconded by Director Steckler and, upon vote, unanimously carried, the Board ratified approval of the Special

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Warranty Deed for Tracts from Green Gables Development Company as presented.

MANAGER MATTERS

None.

DIRECTOR MATTERS

Status of irrigation system repair by Lennar and agreement that Lennar will pay all irrigation water costs until the system is fully repaired: President Zelasko provided an update to the Board noting that Lennar is in the process of going through the entire system and making repairs.

Plans for Metro District landscaping: President Zelasko stated that Landwise is replacing plants to make areas look better and it was determined that some of the plants can be removed due to not needing as many as originally planted. The plan is to be done by the time the irrigation repairs are completed.

Status of Metro District sidewalk acceptance: President Zelasko stated that she and Director Steckler walked to review the condition of the sidewalk and made notes of repairs needed. Mr. Hawkins has a contract lined up to do repairs, and once completed, a walk will take place for acceptance.

Review of insurance coverage to confirm all GGMD#1 property elements are included in insurance coverage: President Zelasko requested that CLA make sure insurance is up-to-date with adequate coverage in place for the pump house, fencing and sidewalks (injuries) due to the tracts transference and ownership, and report back to her for discussion and review.

Green Gables Water Quality Pond Transfer: President Zelasko discussed with the Board informing them that Mr. Hawkins has sent her the Transfer of Improvements documents for four (4) detention ponds from Lennar. Mr. Mielke will review, and noted he will need the assignment of warranties and indemnification added to document, and will need to have bill of sale attached to document. Mr. Hawkins will send an overview of what was done to correct issues at the pond. Following discussion, upon a motion duly made by Director Bartos, seconded by President Zelasko and, upon vote, unanimously carried, the Board accepted the transfer of the ponds, subject to update of documents and final legal review.

OTHER BUSINESS

Confirm Quorum for Next Meeting: The Board determined for CLA to poll the Board and consultants to schedule an early September meeting.

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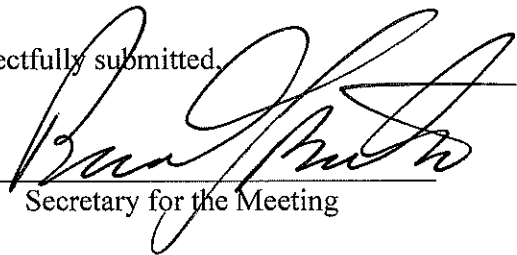
Public Comment: Ms. Mosher asked a question regarding the mill levy. Ms. Ross explained that a partial mill levy goes to General Fund and some goes to debt. She noted that the debt is to be paid off in 2049, and the Debt Service mill levy would go away at that point and could be adjusted down if allotted.

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 Bartos and, upon vote, unanimously carried the meeting was adjourned 2:33 p.m.

Respectfully submitted,

By



Secretary for the Meeting