

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

THE GLEN METROPOLITAN DISTRICT NOS. 1-3

Held: Monday, June 14, 2021 at 12:15 p.m.

Due to the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

Attendance

The Joint Special meeting of the Boards of Directors of The Glen Metropolitan District Nos. 1-3 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

J. Mark Watson
J. Ryan Watson
Gordon Wennen
Sean Watson
Lisa Watson

Also present were William P. Ankele, Jr., Esq., Laura S. Heinrich, Esq., and Ashley B. Frisbie from White Bear Ankele Tanaka & Waldron, Attorneys at Law; and Juli Henry, President of The Glen Filing Nos. 6A, 6B & 6C Homeowners Association, Inc.

Call to Order/Declaration
of Quorum

It was noted that a quorum of the Boards was present and the meeting was called to order.

Conflict of Interest
Disclosures

Mr. Ankele advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Ankele reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Ankele inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary

to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda

Mr. Ankele presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comment

None.

Consent Agenda

Director Mark Watson reviewed the items on the consent agenda with the Boards. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- Minutes from the November 4, 2020 Joint Special Meeting
- Ratification of Independent Contractor Agreement with Monarch Landscaping & Lawn Care Maintenance, LLC for Detention Pond Maintenance Services (District No. 3)
- Ratification of Independent Contractor Agreement with Monarch Landscaping & Lawn Care Maintenance, LLC for 2021 Landscape Maintenance Services (District No. 3)
- Ratification of Engagement of White Bear Ankele Tanaka & Waldron for District Management Services
- Ratification of 2020 Annual Report
- Ratification of Application for Exemption from Audit (District No. 3)

Management Matters

Discuss Proposed Park on East Side of Open Space

The Boards engaged in a discussion regarding a proposed park on the east side of the open space. The Boards determined that a walkthrough of the open space should occur.

Discuss Request to Add Handicap Accessible Swing to Park off of Dutch Loop

The Boards discussed a request to add a handicap accessible swing to a swing set at a park off of Dutch Loop. Ms. Henry suggested adding a sled swing to replace the swing on the south side of the swing set. The Board will do research regarding installing such a swing.

Discuss Request to Add “No Dumping” Sign Near Open Space off of Dutch Loop

The Boards discussed a request to add “No Dumping” signs near open space off of Dutch Loop. The Boards directed Ms. Frisbie to coordinate the installation of three more “No Dumping” signs.

Discuss Request to Add Community Library to Open Space Area

The Boards discussed a resident’s request to add a community library to open space. After discussion, the Boards determined not to authorize the installation of a community library on District open

space area given that the resident already received approval from a homeowner's association to install a community library on her own property.

Discuss Trash Pickup, Weed Control, and Other Maintenance Matters

Ms. Henry presented concerns regarding landscaping along Autumn Glen Avenue not being maintained properly. Her specific concerns include weeds and the need for replacement of plants that have died. Ms. Henry also indicated that she is concerned about the quality of chemicals being used for spraying. The Boards directed Ms. Frisbie to coordinate with Monarch Landscaping & Lawn Care Maintenance, LLC in order to develop a process whereby Monarch will take date-stamped photos directly before and after work is completed.

Discuss Deposit and Permit Fee Under Park Reservation and Permit Policy

The Boards discussed deposit and permit fees under the Districts' Park Reservation and Permit Policy, which was previously approved. The Board approved a \$250.00 deposit and a \$25.00 permit fee.

Discuss Operations and Maintenance Map

Ms. Frisbie presented reasons for the Boards to consider having an Operations and Maintenance map prepared. Director Ryan Watson will send overlay maps to Ms. Frisbie so that she can coordinate with the developer's land planner.

Legal Matters

Consider Adoption of Joint Resolution Designating the Districts' Website for the Online Posting of Meeting Notices and 24-Hour Posting Locations

Director Mark Watson presented the Joint Resolution Designating the Districts' Website for the Online Posting of Meeting Notices and 24-Hour Posting Locations. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the resolution.

Consider Approval of License Agreement by and between The Glen Filing Nos. 6A, 6B & 6C Homeowners Association and District No. 3 for Pet Waste Stations

Ms. Frisbie provided an update regarding the pet waste stations. Ms. Henry indicated that the pet waste stations will be arriving the week of June 20, 2021. Ms. Henry indicated that The Glen Filing Nos. 6A, 6B & 6C Homeowners Association will ensure that a utility locate is completed prior to installation.

Mr. Ankele presented the License Agreement by and between The Glen Filing Nos. 6A, 6B & 6C Homeowners Association ("Association") and District No. 3 for Pet Waste Stations. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the license agreement, subject to final legal review and revisions by both parties.

Consider Approval of

Ms. Frisbie presented an update regarding the monument sign project

License Agreement by and between The Glen Filing Nos. 6A, 6B & 6C Homeowners Association and District No. 3 for Monument Sign

proposed by the Association. The Association has requested to remove all but two boulders that were installed by the District for traffic control. The Board of District No. 3 engaged in a general discussion about this request and determined that a decision will be made regarding the removal of boulders once an exact location is known for the monument sign.

The Board of District No.3 indicated their concerns regarding the proposed monument sign overlapping with utility lines and accommodating the right-of-way in the immediate area. The placement of the monument sign should accommodate additional expansions of the right-of-way, which extends past the visible road. There are also waterline easements and electric lines with easements. The Board of District No. 3 indicated that it is necessary to know the exact location of the monument sign and required the Association to have a survey completed or stake lines inserted prior to installing the monument sign.

Mr. Ankele presented the License Agreement by and between The Glen Filing Nos. 6A, 6B & 6C Homeowners Association and District No. 3 for Monument Sign to the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the license agreement, subject to final legal review and revisions by both parties.

Consider Approval of License Agreement by and between The Glen Filing Nos. 6A, 6B & 6C Homeowners Association and District No. 3 for Basketball Court

Ms. Henry informed the Board of District No. 3 that the basketball court will be neutral colors. Ms. Frisbie advised that soil preparation will need to be completed. Ms. Henry indicated that the Association's contractor will be taking off topsoil and putting another material down. The Board of District No. 3 indicated that they would like the Association to have a soil test performed.

Mr. Ankele presented the License Agreement by and between The Glen Filing Nos. 6A, 6B & 6C Homeowners Association and District No. 3 for Basketball Court to the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board of District No. 3 unanimously approved the agreement, subject to final legal review and revisions by both parties.

Financial Matters

Consider Approval of Payables/Financials

Director Wennen presented the Financials to the Boards; no payables were presented. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the financials.

Conduct Public Hearing for

Director Mark Watson opened the public hearing on the 2020 Budget

2020 Budget Amendment and Consider Adoption of Resolution Amending 2020 Budget (District No. 1)

Amendment for the District No. 1. Mr. Ankele noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Director Wennen reviewed the Resolution Amending the 2020 Budget with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the resolution further amending the General Fund to \$222,032 and the Debt Service Fund to \$2,386,974.

Conduct Public Hearing for 2020 Budget Amendment and Consider Adoption of Resolution Amending 2020 Budget (District No. 2)

Director Mark Watson opened the public hearing on the 2020 Budget Amendment for District No. 2. Mr. Ankele noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Director Wennen reviewed the Resolution Amending the 2020 Budget with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously adopted the resolution further amending the Debt Service Fund to \$438,351.

Consider Acceptance of 2020 Audit (District No. 1)

Director Wennen reviewed the 2020 audit with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved acceptance of the 2020 audit, subject to minor administrative comments to be provided.

Consider Acceptance of 2020 Audit (District No. 2)

Director Wennen reviewed the 2020 audit with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously approved acceptance of the 2020 audit, subject to minor administrative comments.

Other Business

Discussion regarding Creation of Authority

The Boards engaged in a general discussion regarding the creation of an authority. Mr. Ankele indicated that such an authority would be created by an intergovernmental agreement. This topic will be discussed at the next meeting.

Adjourn

There being no further business to come before the Boards, and following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



J. Ryan Watson (Jan 31, 2022 13:59 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 18th day of November, 2021.