

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

THE GLEN METROPOLITAN DISTRICT NOS. 1-3

Held: Thursday, May 26, 2022 at 2:00 p.m.

This meeting was held via teleconference.

Attendance

The Joint Special meeting of the Board 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, having 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., Carey S. Smith, V., Esq., Ashley Frisbie from White Bear Ankele Tanaka & Waldron, Attorneys at Law; Brian Tunnelle, Jennifer Dawson, Stockman Kast Ryan + Company, District Accountants; Amanda Gildea, Colorado CPA Company; and residents of the Districts: Christi Garrison (The Glen Filing 7-10 HOA), Linda Skrco, Joshua Fuller. Thomas, John (The Glen Filing 4 HOA), and additional unnamed residents.

Call to Order/Declaration of
Quorum

It was noted that a quorum of the Boards was present and Director Mark Watson called the meeting 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 Board. 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.

Consider Election of Officers

The Boards engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards elected Director J. Mark Watson as President, Director J. Ryan Watson as Vice President, Director Gordon Wennen as Treasurer, Director Sean Watson as Assistant Secretary and Director Lisa Watson as Assistant Secretary.

Public Comment

Members of the public expressed their views to the Boards on matters that affect the Districts that are not otherwise on the agenda. Comments were limited to three minutes per person.

John asked how specific ownership taxes (vehicle registration taxes) are generated and how each taxing entity within the county receives a portion of them. John asked about the relationship between the Homeowners Associations and the Districts. Director Ryan Watson noted that there is no tie or agreements currently between the two entities. Mr. Ankele noted that board meetings can be a good forum between the Districts and the Homeowners associations.

Ms. Garrison asked about the Districts infrastructure. Mr. Ankele responded that water, wastewater, streets, storm drainage, curbs and gutters, and playgrounds had been funded by the Districts. Ms. Garrison stated that the north side of Spring Glen (at Bittercrest) has a low area on the street that is accumulating water. Director Ryan Watson noted that the area is located in The Glen filing No. 9. Director Ryan Watson also responded that the county has preliminarily accepted the roads, in 2 year warranty period. At the end of the warranty period, the county will inspect, and the developer will address any punch items. Director Ryan Watson stated that there is a storm drain in the immediate vicinity to collect the water. If any settling has occurred, the county will address it during the warranty walkthrough.

Mr. Fuller asked about trash service for trash cans in open spaces. Director Ryan Watson stated that Monarch Landscaping & Construction Services are under contract to provide trash pickup service (porter service), as well as a beauty band mow, cleanup of the detention pond, and other onsite matters. Mr. Fuller also stated

that one of the detention ponds appears to be empty. Director Mark Watson clarified that the ponds are detention, and not retention ponds. Director Ryan Watson stated that a geological engineer looked at one of the ponds, which may be the pond in questions. As drought conditions have occurred, it naturally has not filled up, and continue to recede. The developer investigated the area and pond within the last three years, and there did not appear to be any issues. Mr. Fuller inquired about sidewalks in the Districts. Director Ryan Watson stated that the roads, curbs and gutters are county owned and maintained.

John asked about road improvements and stated that the county has not provided a timely response. Director Ryan Watson responded that the Department of Public Works appears to only come out to investigate if there is an actual hazard. Mr. Ankele stated that the District does not have direct leverage with the county for road repairs; however, the District did help fund the installation of the roads. John will provide communication he has had with the county regarding requests for road maintenance.

Consent Agenda

Mr. Ankele reviewed the items on the consent agenda with the Boards. Ankele advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- November 18, 2021 Joint Special Meeting Minutes (District Nos. 1-3)
- December 15, 2021 Joint Regular Meeting Minutes (District Nos. 1 & 2)
- February 17, 2022 Special Meeting Minutes (District No. 3)

Engagement of Stockman
Kast Ryan + Company for
Accounting Services

Unanimously approved as presented

Legal Matters

Discuss Establishment
Agreement for The Glen
Community Authority

Mr. Ankele presented the Establishment Agreement for The Glen Community Authority to the Boards and discussed the benefits of consolidation of the Districts.

Discuss Engagement of
Cockrel Ela Glesne Greher &

Mr. Ankele discussed the Engagement of Cockrel Ela Glesne Greher & Ruhland as Special Counsel to the Boards of District

Ruhland as Special Counsel (District Nos. 1 and 2) Nos. 1 and 2 in the event the Authority agreement was to be pursued. A formal engagement letter will be presented at a future date when appropriate.

Discuss Engagement of Special Counsel Icenogle Seaver Pogue, P.C. as Special Counsel (District No. 3) Mr. Ankele discussed the Engagement of Special Counsel Icenogle Seaver Pogue, P.C. as Special Counsel to the Board of District No. 3 in the event the Authority agreement was to be pursued. A formal engagement letter will be presented at a future date when appropriate.

Discuss Status of Detention Pond Agreement Mr. Ankele and Director Ryan Watson discussed the Detention Pond Agreement as related to ongoing maintenance of the ponds. The agreements are currently in place between the county and the Districts.

Infrastructure Acquisition and Reimbursement Agreement

Status Report Mr. Ankele provided a Status Report on the Infrastructure Acquisition and Reimbursement Agreement. The infrastructure is in The Glen Filing No.10 and is in process with the county for preliminary acceptance.

Consider Approval of Engagement Letter with Ranger Engineering, LLC for Cost Certification Services (District No. 3) Mr. Ankele presented the Engagement Letter with Ranger Engineering, LLC for Cost Certification Services to the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Ranger Engineering, LLC.

Discuss Status of Acquisition of Public Improvements and District Eligible Costs for Same (District No. 3) The Board of District No. 3 engaged in a discussion regarding the Status of Acquisition of Public Improvements and District Eligible Costs for Same. No further action was taken.

Construction Matters

Update on The Glen at Widefield Filing No. 11 Public Infrastructure Director Ryan Watson updated the Boards on The Glen at Widefield Filing No 11 Public Infrastructure. The public infrastructure is in process, and everything has been backordered.

Financial Matters

Consider Approval of Payables/Financials Director Wennen noted that the Districts are transitioning accounting services to Stockman Kast Ryan + Company. There were no Payables or Financials to present.

Consider Acceptance of 2021 Audits Ms. Gildea presented the 2021 Audits to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the audits, subject to final legal review.

Manager Matters

Update on Landscape Maintenance Services Ms. Frisbie updated the Boards on Landscape Maintenance Services. Ms. Frisbie presented a proposal from Monarch Landscaping & Construction Services for additional services for the new playground. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the addendum. Ms. Frisbie noted that she will prepare the addendum.


Update on Insurance Coverage Ms. Frisbie updated the Boards on Insurance Coverage, noting that an updated property schedule is being worked on, to include the new playground area. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved additional insurance coverage. Director Ryan Watson directed legal counsel to work on an updated property schedule, to make sure all property is included, for his review.

Other Business

Next Meeting November 16, 2022.

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

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


J Ryan Watson (Nov 16, 2022 13:15 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 16th day of November, 2022.