

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF

THE GLEN METROPOLITAN DISTRICT NOS. 1-3

Held: Monday, September 11, 2023, at 1:00 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:

Mark Watson  
Gordon Wennen  
Sean Watson  
Ryan Watson

Director Lisa Watson was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present was Heather L. Hartung, Esq., and Ashley B. Frisbie, White Bear Ankele Tanaka & Waldron, Attorneys at Law.

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 at 1:03 p.m..

Conflict of Interest  
Disclosures

Ms. Hartung advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung 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. Ms. Hartung 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

Director Mark Watson 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 amended.

### Public Comment

None.

### Consent Agenda

Director Watson reviewed the items on the consent agenda with the Boards. Director Watson 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:

- Minutes from the June 15, 2023 Joint Special Meeting
- 2022 Annual Report on the Service Plan and Supplements

### Legal Matters

Discuss Joint Town Hall/Annual Meeting to be held on October 18, 2023

Ms. Hartung discussed the Joint Town Hall/Annual Meeting to be held on October 18, 2023 with the Boards. The Boards confirmed that the meeting date is still good and directed legal counsel to post the meeting agenda to the Districts' website.

Discuss Metropolitan District Homeowners' Rights Taskforce and Notifications to Residents

Ms. Hartung discussed the Metropolitan District Homeowners' Rights Taskforce and Notifications to Residents with the Boards. Ms. Hartung confirmed that the taskforce disclosure has been posted to the Districts' website. No further action was taken.

Discuss Termination of Engagement with Colorado CPA Company for Accounting Services

The Boards engaged in a discussion regarding the Termination of Engagement with Colorado CPA Company for Accounting Services. Director Wennen noted that he discussed the termination with Ms. Gildea of Colorado CPA Company. The Boards directed legal counsel to transmit termination confirmation to Colorado CPA Company.

Discuss Certification Process and Conveyance of Improvements to District No. 3 by Glen Development Co.

The Boards engaged in a discussion regarding the Certification Process and Conveyance of Improvements to District No. 3 by Glen Development Co. Ms. Hartung advised that the certifications are expected to be available for the next Joint Regular Board meeting, and that Mr. Koranda for Ranger Engineering, LLC, is working on the engineer certifications.

## Financial Matters

Discuss Proposals for Accounting Services from Marchetti & Weaver, LLC and Gemsbok Consulting, Inc. and Consider Engagement of Accountant

The Boards reviewed and discussed Proposals for Accounting Services from Marchetti & Weaver, LLC, and Gemsbok Consulting. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the engagement of Marchetti & Weaver, LLC for accounting services. The Boards directed legal counsel to notify Marchetti & Weaver, LLC, of the engagement.

Consider Engagement of Colorado CPA Company for 2023 Audits

The Boards discussed and considered the Engagement of Colorado CPA Company for 2023 Audits. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the engagement and directed legal counsel to notify Colorado CPA Company.

## Operations/Maintenance

Discuss Trail Maintenance

Ms. Frisbie provided an update on the trail maintenance and the need for some repairs due to heavy rains. Ms. Frisbie noted that she will follow up with Monarch Landscaping & Lawn Care Maintenance, LLC, for the proposal and legal counsel will prepare an addendum to the Independent Contractor Agreement for additional services.

Discuss 2024 Landscape Maintenance Services

Ms. Frisbie discussed with the Boards that Monarch Landscaping & Lawn Care Maintenance, LLC will not be continuing with landscape services. Ms. Frisbie noted she will prepare a Request for Proposal for 2024 landscape services and Director Ryan Watson to review the scope of services. Ms. Frisbie noted that the goal is to send the request to five landscaping companies for the Boards to review proposals at the October meeting.

Proposal for Re-Mulching of two Playgrounds

Ms. Frisbie presented a Proposal for the Re-Mulching of two Playgrounds to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the proposal and directed Ms. Frisbie to prepare an addendum to the Independent Contractor Agreement with Monarch Landscaping & Lawn Care Maintenance, LLC.

## Other Business

Discuss Dedication of Additional Tracts with Trails to the Districts

The Boards engaged in a discussion regarding the Dedication of Additional Tracts with Trails to the Districts. Director Ryan Watson noted he will send documents to legal counsel for review. No further action was taken.

Ms. Frisbie informed the Boards that she requested proposal for annual playground inspections, and that the graffiti at the playground has been cleaned up.

Next Joint Regular Meeting      November 15 2023

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 at 1:28 p.m.

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

*Mark Watson*

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Secretary for the Meeting

The foregoing minutes were approved on the 15th day of November, 2023.