

MINUTES OF A JOINT ORGANIZATIONAL MEETING OF
THE BOARDS OF DIRECTORS OF

PARKLAND METROPOLITAN DISTRICT NOS. 1-3

Held: Thursday, December 7, 2023 at 2:00 p.m., at via
teleconference.

Attendance

A joint organizational meeting of the Boards of Directors of
Parkland Metropolitan District Nos. 1-3 was called and held in
accordance with the applicable statutes of the State of Colorado.
The following directors, having confirmed their qualification to
serve, were in attendance:

Jack Hoagland
Craig Campbell
Thomas Morton

Also present were: Zachary P. White, Esq. and Jon L. Wagner,
Esq. of White Bear Ankele Tanaka & Waldron, Attorneys at Law,
District Counsel.

Call to Order/Declaration of
Quorum

Mr. White noted that a quorum of the Boards was present and
called the meeting to order. All directors in attendance affirmed
their qualification to serve on the Board.

Director Conflict of Interest
Disclosures

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

Joint Meetings

The Boards of Directors of the Districts have determined to hold
joint meetings of the Districts and to prepare joint minutes of
action taken by the Districts in such meetings. Unless otherwise

noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Approval of Agenda

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

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 Hoagland as President, Director Campbell as Secretary/Treasurer, and Director Morton as Assistant Secretary.

Public Comment

None.

Consent Agenda

Mr. White reviewed the items on the consent agenda with the Boards and advised the Boards that any item may be moved from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- 2023 and 2024 Annual Administrative Resolution, pending revision of meeting date change
- Resolution Designating the District's 24-hour Posting Location
- Public Records Request Policy
- Adoption of Resolution Adopting the Colorado Special District Records Retention Schedule
- Resolution Providing for the Defense and Indemnification of Directors and Employees of the District
- Resolution Concerning Authorization for Approval of Contracts and Payment of Claims
- Service Plan Intergovernmental Agreement with City of Brighton
- Consider Approval of Execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Application for Colorado Sales Tax Exemption Number; and (3) Application for Assignment of PDPA Numbers
- Establishment of Bank Accounts and Authorize Signers on the Accounts

Insurance & Liability

Consider Adoption of Resolution Approving an IGA with the Colorado Special Districts Property and Liability Pool

Mr. White presented the Resolution Approving an IGA with the Colorado Special Districts Property and Liability Pool and Authorize Membership in the Special District Association to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the resolution.

Authorize Membership in the Special District Association, Approval of Agency Services Agreement with T. Charles Wilson Insurance Services, and Inclusion of Worker's Compensation Insurance

Mr. White presented the Approval of Agency Services Agreement with T. Charles Wilson Insurance Services to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agreement.

Legal Matters

Consider Approval of Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services

Mr. White presented the Engagement Letter with White Bear Ankele Tanaka & Waldron for Legal Services to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the engagement letter.

Consider Approval of Funding and Reimbursement Agreement with Privateer Bromley, LLC

Mr. White presented the Funding and Reimbursement Agreement with Privateer Bromley, LLC to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agreement, pending final revisions.

Consider Approval of Independent Contractor Agreement with Heatherly Creative for Website creation

Mr. White presented the Independent Contractor Agreement with Heatherly Creative for Website Creation to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agreement.

Consider Approval of Engagement Letter with Alderman Bernstein, LLC for Special Legal Counsel Services

Mr. White presented the Engagement Letter with Alderman Bernstein, LLC for Special Legal Services to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the engagement letter.

Consider Approval of Engagement Letter with Nelson Appraisal and Consulting, LLC for Property Appraisal Services

Mr. White presented the Engagement Letter with Nelson Appraisal and Consulting, LLC to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the engagement letter.

Consider Adoption of Resolution of Necessity Regarding Acquisition of Property

Mr. White presented the Resolution of Necessity Regarding the Acquisition of Property to the Boards. The matter is deferred until the next meeting.

Financial Matters

Discussion Regarding Soliciting Accounting Services

The Boards engaged in a general discussion regarding soliciting accounting services. Matter deferred until the next meeting.

Consider Approval of Resolution Adopting 2023 Budget, District No. 1

Director Hoagland opened the public hearing on the proposed 2023 Budget. Mr. White 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.

Mr. White reviewed the 2023 Budget Resolution with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund as shown in the 2023 Budget, subject to receipt of final assessed valuation.

Consider Approval of Resolution Adopting 2023 Budget, District No. 2

Director Hoagland opened the public hearing on the proposed 2023 Budget. Mr. White 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.

Mr. White reviewed the 2023 Budget Resolution with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund as shown in the 2023 Budget, subject to receipt of final assessed valuation.

Consider Approval of Resolution Adopting 2023 Budget, District No. 3

Director Hoagland opened the public hearing on the proposed 2023 Budget. Mr. White 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.

Mr. White reviewed the 2023 Budget Resolution with the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund as shown in the 2023 Budget, subject to receipt of final assessed valuation.

Consider Approval of
Resolution Adopting 2024
Budget, District No. 1

Director Hoagland opened the public hearing on the proposed 2024 Budget. Mr. White 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.

Mr. White reviewed the 2024 Budget Resolution with the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Consider Approval of
Resolution Adopting 2024
Budget, District No. 2

Director Hoagland opened the public hearing on the proposed 2024 Budget. Mr. White 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.

Mr. White reviewed the 2024 Budget Resolution with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Consider Approval of
Resolution Adopting 2024
Budget, District No. 3

Director Hoagland opened the public hearing on the proposed 2024 Budget. Mr. White 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.

Mr. White reviewed the 2024 Budget Resolution with the Board of District No. 3. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying mills for the General Fund, and mills for the Debt Service Fund as shown in the 2024 Budget, subject to receipt of final assessed valuation.

Other Financial Matters

None.

Other Business

None.

Adjournment

There being no further business to come before the Boards, and following discussion and upon 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.

Craig Campbell

Craig.Campbell (Feb 21, 2024 08:39 MST)

Secretary for the Meeting, Parkland Metropolitan District Nos. 1-3

The foregoing minutes were approved on the 21st day of February, 2024.