RECORDINGS OF PROCEEDINGS

MINUTES OF A JOINT REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE MIRABELLE METROPOLITAN DISTRICT NOS. 1 AND 2 (THE "DISTRICTS") HELD March 12, 2025

A joint regular meeting of the Boards of Directors of the Mirabelle Metropolitan District Nos. 1 and 2 (referred to hereafter as the "Boards") was convened on Wednesday, March 12, 2025, at 8:30 a.m. This Districts' Board meeting was held via Zoom Teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

District No. 1:
Michele Miller, President
Eric Weinstein, Vice President
Jessica McDonagh, Assistant Secretary
Jennifer Hepp, Treasurer
Thomas Schriefer, Secretary

District No. 2:
Michele Miller, President
Wyatt Chadwick, Vice President
Jennifer Hepp, Treasurer
Kristen Beshany, Assistant Secretary
Mac Orlady, Assistant Secretary

Also, In Attendance Were:
Trish Harris; White Bear Ankele Tanaka & Waldron, P.C. ("WBA")
Sarah Esther, Andrea Weaver, Ben McDowell, Lane Melott, and Hannah Wasson; Advance HOA Management
Aaron Clutter; JR Engineering
Sam Newman and Zan Barnette: BrightView Landscape

ADMINISTRATIVE MATTERS

Call to Order: Director Miller called the meeting to order at 8:32 a.m.

Quorum/ Disclosures of Potential Conflicts of Interest: Quorums were confirmed for both Boards. The Boards of Directors of the Districts 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 shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be reflected in these minutes. The Boards were advised that pursuant to Colorado law, certain disclosures by the Boards' members may be required prior to taking official action at the meeting. Mr. McDowell reported disclosures for those Directors with 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. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda: Following discussion, upon motions duly made and seconded, the Boards unanimously approved the Agenda as presented.

Public Comment: None.

CONSENT AGENDA

Approval of Minutes from the Joint Regular Meeting held February 12, 2025: Following discussion, upon motions duly made and seconded, the Boards unanimously approved and/or ratified, as appropriate, the Consent Agenda items.

FINANCIAL MATTERS

Consider Approval of Unaudited Financial Statements for period ending January 31, 2025 (District No. 1 & 2): Ms. Weaver reviewed the Financial Statements with the Boards. Following review and discussion, upon motions duly made and seconded, the Boards unanimously accepted the Unaudited Financial Statements for the period ending January 31, 2025.

Consider Approval/Ratification of Payables through January 31, 2025: Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the payables as presented.

LEGAL MATTERS

Discuss May Election and Voter Education: Ms. Harris provided an overview of the May Election process to the Boards and discussed options to educate voters. The Boards requested to post the candidates bios and an educational piece on the 5.25% Limitation of SB24-233 and HB24B-1001 to the Metro District Website. Legal counsel will provide the necessary language for voter communications.

MANAGER MATTERS

Manager's Report: Mr. McDowell presented the Manager's Report to the Directors noting key topics.

Monthly Maintenance Report from BrightView Landscape Development – January and February: Mr. Newman and Mr. Barnette presented the report to the Directors noting key topics.

CONSTRUCTION MATTERS

Consider Approval of Change Order # 1 with BrightView Landscape: Mr. McDowell reviewed the Change Order with the Boards. Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the Change Order # 1 with BrightView Landscape.

OTHER MATTERS

The Boards discussed the parking policy and potential edits to refine the definitions related to recreational vehicles. Legal counsel will present edits for the Boards to review at the next meeting.

EXECUTIVE SESSION

Executive session of the Board of Directors for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes, and to receive legal advice pursuant 24-6-402(4)(b), Colorado Revised Statutes, as it relates to insurance coverage and DINS payment: Upon motions duly made and seconded, and upon an affirmative vote of at least two-thirds of the quorum of each Board present, the Boards convened in executive session at 9:07 a.m. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to insurance coverage and DINS payment pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

Pursuant to § 24-6-402(4), C.R.S., the Boards did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Boards reconvened in regular session.

Following discussion, upon motions duly made and seconded, the Boards unanimously approved to send accounts 2477951, 2478187, 2478037, 2478207, and 2477861 to the attorney for collections.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 09:55 a.m.

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

Respectfully submitted,

Tom Schriefer
Thomas Schriefer (Apr 9, 2025 21:02 MDT)

Mirabelle MD 1 - Secretary for the Meeting

Kristen Beshany
Kristen Beshany (Apr 10, 2025 07:30 MDT)

Mirabelle MD 2 - Secretary for the Meeting