

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER
METROPOLITAN DISTRICT NO. 7 (the “District”)
HELD
SEPTEMBER 15, 2022**

A special meeting of the Board of Directors of the Prairie Center Metropolitan District No. 7 (referred to hereafter as “Board”) was convened on Thursday, the 15th day of September, 2022 at 5:30 P.M. The District Board meeting was held via Zoom video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michael Tamblyn (via Zoom)
Melissa Zimmerman (via Zoom)
Amanda Coffey (via Zoom)
Ashley Licursi (via Zoom)

Following discussion, upon motion duly made by Director Licursi, seconded by Director Zimmerman and, upon vote, unanimously carried, the absence of Director Brandon Schenberg was excused.

Also In Attendance Were:

Ann E. Finn (via Zoom) and Shana Jones (via Zoom for a portion of the meeting);
Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher P.C. (via Zoom);

Cecilia Wang; CliftonLarsonAllen LLP (via Zoom)

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Kanda noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was further noted by Attorney Kanda that conflict disclosure statements were filed for Directors Tamblyn and Schenberg, and no new conflicts were disclosed at the meeting.

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ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's special meeting.

Following discussion, upon motion duly made by Director Licursi, seconded by Director Zimmerman and, upon vote, unanimously carried, the agenda was approved, as presented.

Meeting Location / Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's board meeting. The Board determined that the meeting would be held by video/telephonic means. Ms. Finn reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed have been received from taxpaying electors within the District boundaries.

PUBLIC COMMENT

There were no public comments.

COMMUNITY MANAGEMENT MATTERS

Community Management Report: Ms. Jones reviewed the Community Management Report with the Board. No action was needed by the Board.

Covenant Violations: Attorney Kanda discussed with the Board the relationship and approval process between the District and the Design Review Committee. No action was taken by the Board.

OPERATIONS AND MAINTENANCE

District Tracts - Village I Proposal: Ms. Finn reviewed with the Board the proposal from Vargas Property Services, Inc. for removal and replacement of dead trees and landscaping on District Tracts – Village I (“Village I Proposal”).

Following discussion, upon motion duly made by Director Licursi, seconded by Director Zimmerman and, upon vote, unanimously carried, the Board approved the Village I Proposal, in the amount of \$20,200, and authorized preparation of a Change Order to the Service Agreement for Landscape Maintenance Services between the District and Vargas Property Services, Inc.

Golden Eagle Park Proposal: Director Tamblyn reviewed with the Board the proposal from Vargas Property Services, Inc. for replacing trees in Golden Eagle Park (“Golden Eagle Park Proposal”). Certain Board members noted they would like the opportunity to conduct a site visit concerning the tree replacements.

