

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 2 HELD JUNE 16, 2021

A Special Meeting of the Board of Directors (referred to hereafter as "Board") of the PrairieStar Metropolitan District No. 2 (referred to hereafter as "District") was convened on Wednesday, the 16th day of June, at 5:00 P.M. Due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held by video/telephone conference with all participants attending via video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Scott Sarbaugh
Neil Almy
Richard McCabe

Also In Attendance Were:

Matt Cohrs and Peggy Ripko; Special District Management Services, Inc.
Kate Olson, Esq. and Tim O'Connor, Esq.; McGeady Becher P.C.
Diane Wheeler; Simmons & Wheeler, P.C.
Steve Dazzio; Dazzio & Associates, P.C.
Amy Vignocchi; Community Liaison
Patty Baker; The Gardens at PrairieStar Committee
Anton Camarota; resident

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure 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 of Directors and to the Secretary of State. Mr. Cohrs noted that a quorum was present and requested members of the Board to 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 in accordance with the statute. Attorney Olson noted that all Directors' Disclosure Statements had been filed.

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ADMINISTRATIVE MATTERS

Agenda: Mr. Cohrs 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 Sarbaugh, seconded by Director Almy and, upon vote, unanimously carried, the Board approved the Agenda and excused the absences of Directors Davis and Sidney.

Location/Manner of Meeting: 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, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by video/telephonic means and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Designation of 24-hour Posting Location: Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24-hours prior to each meeting on the District's website and at the following location within the boundaries of the District, if posting on the website cannot occur: At the entry of the District at the intersection of Wagon Bend Road and Berthoud Parkway.

Minutes: The Board reviewed Minutes of the March 17, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Almy and, upon vote, unanimously carried, the Board approved the Minutes of the March 17, 2021 Special Meeting as revised.

PUBLIC COMMENT

Note to reader: Pursuant to the Joint Resolution between District No. 1 and No. 2 regarding adoption of Policies and Procedures Governing the Enforcement of the Protective Covenants of PrairieStar - District No. 1 is the Operating District and District No. 2 is the Taxing District. It is the intent that District No. 2 provide covenant enforcement services and that District No. 1 provide all improvements and perform all services on behalf of the Districts.

Public Comment: None.

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Community Liaison Committee Report:

Community Liaison Committee Report: Ms. Vignocchi reported community summer plans are being communicated through email blasts, postings to NextDoor and Facebook, as well as postings at the mailboxes. She addressed questions about the dog park schedule and noted the pool will be opening this year. Ms. Vignocchi discussed parks and common spaces and talked about the operations manual. She also addressed resident concerns about mosquito abatement, timing of the pump station opening, and the open space near Wagon Bend. There was discussion regarding complaints about dogs and Ms. Ripko noted the best course of action is to call Animal Control. Ms. Vignocchi updated the Board regarding Sidewalk maintenance noting that it is a 2-year developer/ warranty issue. Also, Path mowing and Country road repairs- coordination.

Social Events Committee: The Board discussed the need to appoint a second Social Events Committee member at the September Board Meeting.

Director Sarbaugh discussed the vacancy remaining following the last meeting. The Board is looking for an additional member for the Committee with the number of events happening in the District. Ms. O'Brien is still helping until she moves. Director Sarbaugh intends to speak with potential candidates, and requests that the Board put the word out to get another person on the Committee.

Social Events Committee Report: An Email blast went out with summer events – July 4th party, August block party and ongoing monthly movie nights with food trucks.

The Gardens at PrairieStar Committee Report: Ms. Baker updated the Board regarding all 18 gardeners being in compliance with plot maintenance. There are 2 remaining to plant and they have seedlings for them. She noted that the gardens are planned well. She also noted that the committee has had three presentations with the CSU Master Gardener via Zoom.

COMMUNITY GOVERNANCE / OPERATIONS & MAINTENANCE MATTERS

Covenant Control and Design Review: Ms. Ripko gave an update to the Board.

Enforcement of Protective Covenants of PrairieStar: Ms. Ripko reported that a lien has been placed on one home as allowed under the Declaration of Protective Covenants of PrairieStar ("Covenants"). She discussed the concern regarding repeat offenders of the Covenants and noted a resolution will come before the Board at the September meeting.

Resolution Adopting Rules and Design Guidelines: The Board reviewed for consideration, Resolution No. 2021-6-01 Adopting PrairieStar Filing #1, #3, #4 & #5

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Rules and Design Guidelines to address spring growth, a xeriscape provision, and front yard landscape design guidelines.

Following discussion, upon motion duly made by Director Almy, seconded by Director Sarbaugh and, upon vote, unanimously carried, the Board adopted Resolution 2021-6-01 Adopting PrairieStar Filing #1, #3, #4 & #5.

Operations and Maintenance Manual: The Board discussed and considered approval of the Operations Maintenance Manual.

Following discussion, upon motion duly made by Director Almy, seconded by Director Sarbaugh and, upon vote, unanimously carried, the Board approved the Operations and Maintenance Manual.

DEVELOPER REPORT

Construction in the Community and Lots Under Contract: Director Sarbaugh reported on the status of the construction in the Community and lots under contract.

Director Sarbaugh reported on the following items:

- The last 99 lots are being developed, all are under contract, and expected to close by the end of May 2022. Engineering roundabout for commercial area. Pump station pumps not installed. Waiting on electrical connection.
 - Composition and maintenance of dog parks: East Paw Park seeds were just drilled in today. Expected to be open in 45 days, and are trying not to use pesticides. South Paw Park is delayed, want to finish all amenities this year. Shade structure will be in East Park but might now be there when it opens.
 - Country Park Road repairs: working to ensure repairs will have the least amount of impact as possible for residents.
 - Infrastructure for Commercial property within PrairieStar Metropolitan District No. 3 is moving forward.
 - Trail Activity in July: Trails will link and have connectivity to East Paw Park.
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FINANCIAL MATTERS

Unaudited Financials: Ms. Wheeler presented to the Board the unaudited financial statements through the period ending March 31, 2021.

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Following review and discussion, upon motion duly made by Director Sarbaugh, seconded by Director Almy and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending March 31, 2021.

2020 Audit: Mr. Dazzio reviewed the 2020 draft Audited Financial Statements with the Board.

Following review and discussion, upon motion duly made by Director Sarbaugh, seconded by Director Almy and, upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements and authorized execution of the Representations Letter, subject to Legal Counsel review and assets being finalized.

Update on Bond Issuance: Director Sarbaugh reported the bond kick-off is planned for next week and should be on track for a September 2021 issuance.

LEGAL MATTERS

There were no legal matters to discuss at this time.


OTHER MATTERS

There were no other matters presented.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Almy, seconded by Director Sarbaugh and, upon vote, unanimously carried, and the meeting was adjourned.

Respectfully submitted,

By  _____
Secretary for the Meeting