

**MINUTES OF THE JOINT REGULAR MEETING OF THE BOARDS OF DIRECTORS OF POWHATON ROAD METROPOLITAN DISTRICT NOS. 1, 3, 4 AND 7**

Held: Tuesday, February 6, 2024, at 5:00 p.m.

The meeting was held via teleconference.

**Attendance**

The Joint Regular meeting of the Boards of Directors of Powhaton Road Metropolitan District No. 1 (“District No. 1”), Powhaton Road Metropolitan District No. 3 (“District No. 3”), Powhaton Road Metropolitan District No. 4 (“District No. 4”) and Powhaton Road Metropolitan District No. 7 (“District No. 7”) was called and held as shown above and in accordance with the applicable laws of the State of Colorado. The following directors, having confirmed their qualification to serve on the Boards, were in attendance:

James Spehalski  
Roger Hollard  
CJ Kirst

Also present were:

Kristin Bowers Tompkins, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Ann Finn and Sarah Warner, Public Alliance, LLC; Diane Wheeler, Simmons & Wheeler, PC; Sue Santos, Harmony Master Homeowners Association (“HOA”) Community Manager.

**Call to Order**

It was noted that a quorum of the Boards was present, and the meeting was called to order at 5:02 p.m.

**Combined Meeting**

The Boards of Directors of District Nos. 1, 3, 4 and 7 have determined to hold joint meetings of District Nos. 1, 3, 4 and 7 and to prepare joint minutes of action taken by District Nos. 1, 3, 4 and 7. Unless otherwise noted herein, all official action reflected in these minutes is the action of District Nos. 1, 3, 4 and 7. Where necessary, action taken by an individual District will be reflected in these minutes.

**Conflict of Interest Disclosures**

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

**Agenda**

The Boards reviewed the proposed agenda.

Following discussion, upon a motion duly made by Director Spehalski, seconded by Director Hollard, and upon vote, unanimously carried, the Boards of District Nos. 1, 3, 4 and 7 approved the agenda, as presented.

**Public Comment**

There was no public in attendance.

**Consent Agenda**

The following items on the consent agenda were considered routine or administrative. Following a summary by Ms. Finn, upon motion duly made Director Hollard, seconded by Director Kirst, and upon vote, unanimously carried, the Boards took the following actions:

- Approved of Regular Meeting Minutes from December 19, 2023 meeting.
- Adoption of Resolution Designating Meeting Notices Posting Location.
- Ratified approval of Special District Disclosure Notices Pursuant to §32-1-809, C.R.S.

**Legal Matters**

There were no legal matters to discuss at this time.

**Management Matters**

**2024 Annual Meeting:** The Boards entered into discussion regarding the date and time of the 2024 Annual Meetings. Following discussion, the Boards determined to schedule the 2024 Annual Meetings on October 29, 2024 at 6:30 p.m.

**Financial Matters**

**Financial Statements (District No. 3):** There were no financial statements to review.

**Financial Statements (District No. 7):** There were no financial statements to review.

**2024 Budget Hearings:** The President opened the public hearings to ratify approval of the proposed 2024 Budgets and discuss related issues.

It was noted that publication of a Notice stating that the Boards would consider adoption of the 2024 Budgets and the date, time and place of the public hearings were made in a newspaper having

general circulation within the Districts. No written objections were received prior to or at these public hearings. No public comments were received, and the President closed the public hearings.

Ms. Wheeler reviewed the estimated year-end 2023 revenues and expenditures and the proposed 2024 estimated revenues and expenditures.

Following discussion, the Boards considered ratifying the adoption of the Resolution No. 2023-11-02 (District No. 1), No. 2023-11-03 (District No. 3), 2023-11-04 (District No. 4), 2023-11-05 (District No. 7); Adopting Budgets, Imposing Mill Levy and Appropriating Funds. Upon motion duly made by Director Hollard, seconded by Director Spenhalski and, upon vote, unanimously carried, the ratified approval of the Resolutions, as discussed.

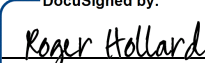
**Other Business**

There was no other business to discuss at this time.

**Adjournment**

Upon a motion duly made by Director Kirst, seconded by Director Hollard, and upon vote, unanimously carried, the meeting was adjourned.

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

DocuSigned by:  
  
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Secretary for the Meeting