

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
October 16, 2017**

A special meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "Board") was held on Monday, October 16, 2017, at 6:00 P.M., at the Ridge Recreation Center – Dinosaur Room, 6613 S. Ward Street, Littleton, Colorado. The meeting was open to the public.

Directors In Attendance Were:

Charles B. Hawn, III
Jeffrey Powles
Eric T. Dome
Kenneth J. Rabel (excused)

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.
Kim Herman, Vivian Bonham and Geol Scheirman; CliftonLarsonAllen LLP

Public In Attendance Were:

Laura Murawski; Resident
Paul Murawski; Resident
Jonathan Huggins; Resident
Mary Lemier; Resident
Kevin Miller; Resident
Justin Phillips; Resident
George Turtle; Resident
Karen Elliott; Resident
Troy Leyba; Resident
Bryan Kolasa; Resident

DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST

Disclosure of Potential Conflicts of Interest:

Attorney Cortese discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested 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 prior to this meeting in accordance with statute. It was noted by Attorney Cortese that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors in advance of the meeting pursuant to statute.

ADMINISTRATIVE

Agenda: Confirm Location of Meeting and Posting of Meeting Notices:

MATTERS

Designate 24-Hour Posting Location:

Following discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Agenda was approved as presented.

The Board entered into discussions regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated date, time and location. The Board further noted that notice of this location was posted within the boundaries of the District and the Board has not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within the boundaries of the District.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Powles, seconded by Director Dome 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 within the boundaries of the District as least 24 hours prior to each meeting at the following location: on a light pole at the southwest corner of Simms and S. Ward St.

Director Rabel was excused from the meeting.

June 20, 2017 Regular Meeting Minutes:

The Board reviewed the Minutes of the June 20, 2017 Regular Meeting. Upon motion duly made by Director Powles, seconded by Director Dome, and upon vot, unanimously carried, the Board approved the Minutes of the June 20, 2017 Regular Meeting as presented.

Acknowledge the resignation of David Grant from the Board of Directors effective August 1, 2017

The Board acknowledged the resignation of the David Grant from the Board of Directors effective August 1, 2017.

Discussed vacancy on the Board and consider the appointment of qualified individual.

The Board reviewed the letters of interest from two candidates for the vacant Board position. Following discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board appointed eligible elector George Turtle to the Board of Directors. Director Dome administered the Oath of Office.

Appointment of Officers

Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the following slate of officers:

President: Director Eric Dome
Secretary: Director Jeff Powles
Treasurer: Director Charles Hawn
Assistant Secretaries: Directors George Turtle and Ken Rabel

PUBLIC
COMMENTS

The Board addressed several comments and questions from residents of the community including the following: weed removal at the mailbox areas; sheds in the back yards; changing the meeting time for the November meeting. The District Manager will reach out to the landscape services provider regarding the mailbox area. Shed and standalone buildings are not allowed in community. Board will see if there is an alternate time and space available for the November meeting and will communicate with the community.

FINANCIAL
MATTERS

Payment of Claims:

Ms. Bonham presented the claims represented by Check Nos. 166 to 176 in the amount of \$43,007.77. Following discussion, upon motion, duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified approval of the payment of Claims as presented.

Review and Accept June 30, 2107 Unaudited Financial Statements:

Ms. Bonham presented the June 30, 2017 Unaudited Financial Statements to the Board. Following review, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board accepted the June 30, 2017 Unaudited Financial Statements as presented.

Engagement Letter for Audit Services ending FYI 2017

Ms. Bonham presented the Engagement Letter from Dazzio & Associates to perform the 2017 Audit with the Board. Upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote unanimously carried, the Board approved the 2017 Engagement Letter for Dazzio and Associates in an amount not exceed \$4,800.

2018 Budget Hearing: The Board discussed the budget hearing scheduled for November 21, 2017. Mr. Scheirman will check room availability for a 6:00 p.m. meeting.

LEGAL
MATTERS

Resolution No. 2017-06-01 Adopting the Policies and Procedures Governing the Enforcement of the Protective Covenants of Mountain's Edge MD:

Ms. Cortese reviewed Resolution No. 2017-06-01 with the Board. Upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board ratified adoption of Resolution 2017-06-01 Adopting the Policies and Procedures Governing the Enforcement of the Protective Covenants of Mountain's Edge.

MANAGER
ITEMS

Review 2018 Proposals for Landscape and Snow Services:

The Board reviewed four proposals for landscape maintenance and snow removal services for the District. Following discussion, upon a motion duly made by Director Powles, seconded by Director Hawn and, upon vote, unanimously carried, the Board approved the proposal from TerraCare Associates, LLC to perform Landscape Maintenance and Snow Removal Services for 2018.

Update on Covenant Enforcement:

I. Inspection Report

Mr. Scheirman informed the Board that CliftonLarsonAllen had done monthly inspections through the community and will be sending letters to those homeowners who were in violation of the community's protective covenants. Mr. Scheirman reminded homeowners, if they have concerns about violations, please contact Management to discuss.

CAPITAL
IMPROVEMENTS

Report on Status of Development and Transfer of Property:

Director Hawn reported that 22 homes are unsold at this point. Full Buildout is expected in June 2018, based on current sales.

OTHER BUSINESS

Confirm Quorum for Next Meeting – November 21, 2017

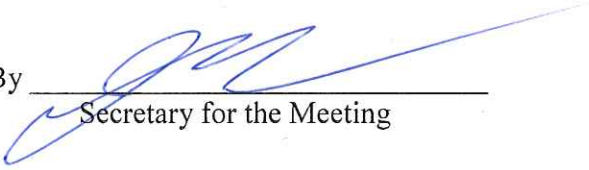
Quorum confirmed for the November 21, 2017 – location and time will be determined once space availability is verified.

ADJOURNMENT

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

Respectfully submitted,

By


Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 16, 2017
MINUTES OF THE MOUNTAIN'S EDGE METROPOLITAN DISTRICT
REGULAR MEETING BY THE BOARD OF DIRECTORS SIGNING
BELOW:



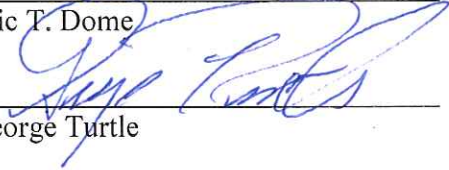
Jeff Powles

Charles B. Hawn, III

Kenneth J Rabel



Eric T. Dome



George Turtle