

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD  
November 21, 2017**

A special meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, November 21, 2017, at 6:00 P.M., at the Peak Community and Wellness Center at 6612 S. Ward Street, Littleton, Colorado. The meeting was open to the public.

Directors In Attendance Were:

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

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.  
Cynthia Beyer, Geol Scheirman and Vivian Bonhan; CliftonLarsonAllen LLP

Public In Attendance Were:

Nancy Turtle; 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  
MATTERS

Agenda; Confirm Location of Meeting and Posting of Meeting Notices: Following discussion, upon a motion duly made by Director Powles, seconded by Director Turtle and, upon vote unanimously carried, the Agenda was approved as presented. Directors Rabel and Hawn were excused from the meeting.

October 16, 2017 Special Meeting Minutes: The Board reviewed the Minutes of the October 16, 2017 Special Meeting. Upon motion duly made by Director Powles, seconded by Director Turtle, and upon vote unanimously carried, the Board approved the Minutes of the October 16, 2017 Special Meeting as presented.

PUBLIC  
COMMENTS

None.

FINANCIAL  
MATTERS

Payment of Claims, Unaudited Financial Statements and Cash Position: Ms. Bonham reviewed the claims, financial statements and cash position schedule with the Board. Following review and discussion, upon motion, duly made by Director Powles, seconded by Director Turtle and, upon vote unanimously carried, the Board approved of the payment of Claim, Unaudited Financial Statements and Cash Position.

Conduct Public Hearing to Consider Amending 2017 Budget; Consider Adoption of Resolution Amending the 2017 Budget: The Board President opened the public hearing to consider the proposed amendment to the 2017 Budget. It was noted that Notice stating the Board would consider amending the 2017 Budget and the place, date and time of the public hearing was published in a newspaper having circulation within the District in accordance with statutory requirements. No written objections were received prior to the public hearing. No Public comments were received and the public hearing was closed.

Following review, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board approved Resolution No. 2017-11-01 Amending the 2017 Budget.

Conduct Public Hearing to Consider Adoption of 2018 Budget, Appropriate Expenditures and Certify Mill Levies; Consider Adoption of Resolution No. 2017-11-02 to Adopt 2018 Budget and Appropriate Expenditures and Resolution No. 2017-11-03 to Certify Mill Levies: Upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote unanimously carried, the Board opened the public hearing to consider adopting the 2018 budget, appropriate expenditures and certify mill levies. It was noted that Notice stating the Board would consider adopting a 2018 Budget, and the place, date and time of the public hearing was published in a newspaper having circulation within the District in accordance with statutory requirements. No written objections were received prior to the public hearing. No Public comments were received and the public hearing was closed

Ms. Bonham reviewed the 2018 proposed Budget with the Board. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote, unanimously carried, the Board approved Resolution No. 2017-11-02 Adopting the 2018 Budget and Appropriating Expenditures and Resolution No. 2017-11-03 to Certify Mill Levies.

The Board authorized execution of the Certification of Budget and Certification of Mill Levies, subject to receipt of final Certification Assessed Valuation from the County on or before December 10, 2017. The District Accountant was authorized to transmit the Certification of Mill Levy to the Board of County Commissioners of Jefferson County, not later than December 15, 2017. The District Manager was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 31, 2018.

Authorize CliftonLarsonAllen LLP to prepare and sign the DLG-70 Mill Levy Certification form for certification to Jefferson County and other interested parties: Upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board authorize CliftonLarsonAllen LLP to prepare and sign the DLG-70 Mill Levy Certification form for certification to Jefferson County and other interested parties.

Adoption of Resolution No. 2017-11-04 Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3: Upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board adoption of Resolution No. 2017-11-04 Authorizing Adjustment of the District Mill Levy in Accordance with the Colorado Constitution, Article X, Section 3.

Approval of Cash Access Addendum with CliftonLarsonAllen LLP: Not needed.

LEGAL  
MATTERS

Adoption of Resolution No. 2017-11-05 for the Imposition of Fees for the Centralized Provision of Trash Removal and Recycling Services: Following discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board approved the adoption of Resolution No. 2017-11-05 for the Imposition of Fees for the Centralized Provision of Trash Removal and Recycling Services in the amount of \$50 on a quarterly basis.

Approval of First Amendment to 2017 Operation Funding Agreement between the District and Reserve at the Meadows, LLC: Following discussion, upon a motion duly made by Director Powles, seconded by Director Turtle and, upon vote unanimously carried, the Board approved First Amendment to 2017 Operation Funding Agreement between the District and Reserve at the Meadows, LLC.

Adoption of Resolution No. 2017-11-06 Calling May 8, 2018 Election, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by March 2, 2018. Discuss the need for ballot issues and/or questions: Following discussion, upon a motion duly made by Director Powles, seconded by Director Turtle and, upon vote unanimously carried, the Board approved the adoption of Resolution No. 2017-11-06 Calling May 8, 2018 Election, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

MANAGER  
ITEMS

Discuss 2018 Meeting Dates. Review and Adopt the 2018 Resolution No. 2017-11-07 Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting for 72-Hour and 24-Hour Notices: Following discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board approved Resolution No. 2017-11-07 Establishing Regular Meeting Dates, Time and Location and Designating Locations for Posting 72-Hour and 24-Hour Notices. The Board scheduled regular meetings for the Second Wednesday in March, June, September and November at 6:00 p.m. at the Peak Community and Wellness Center.

Ratify Approval of Service Agreement with TerraCare Associates, LLC for 2018 Landscape Maintenance and Snow Removal Services: Upon a motion duly made by Director Powles, seconded by Director Turtle and, upon vote unanimously carried, the Board ratified Approval of Service Agreement with TerraCare Associates, LLC for 2018 Landscape Maintenance and Snow Removal Services.

Discuss District Insurance and Statutory Requirement of Position Schedule Bond and Renewal of Same. Discuss Renewal of SDA Membership: Following discussion, upon a motion duly made by Director Powles, seconded by Director Dome and, upon a vote unanimously carried, the Board approved renewal of the District insurance, including obtaining a position schedule bond and adding coverage for District owned property

Discuss Transparency Notice and mode of eligible elector notification for 2018: Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board approved posting the Transparency Notice and Mode of Eligible Elector Notification for 2018 on the SDA Website. Ms. Beyer’s office will handle updating the Transparency Notice.

Ratify Engagement of Michael Nearing for Website Design Services: Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified approval of the Engagement of Michael Nearing for Website Design Services.

COVENANT  
ENFORCEMENT

Discuss Covenant Enforcement and Inspection:

Ms. Beyer provided an update to the Board regarding the previous inspections and outstanding violations.

CAPITAL  
IMPROVEMENTS

Report on Status of Development and Transfer of Property: Director Powles reported that 20 homes are under contract at this point. Full Buildout is expected in June 2018, based on current sales.

OTHER BUSINESS

Confirm Quorum for Next Meeting – March 14, 2018: Quorum confirmed for the March 14, 2018 at Peak Community and Wellness Center.

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 NOVEMBER 21, 2017 MINUTES OF THE MOUNTAIN'S EDGE METROPOLITAN DISTRICT REGULAR MEETING BY THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Eric T. Dome

\_\_\_\_\_  
George Turtle