

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD  
JUNE 13, 2018**

A regular meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, June 13, 2018, at 6:00 P.M., at the Peak Community and Wellness Center, 6612 S. Ward Street, Littleton, Colorado 80127. The meeting was open to the public.

Directors In Attendance Were:

Eric T. Dome  
George Turtle

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.  
Geol Scheirman; CliftonLarsonAllen LLP ("CLA")

Public In Attendance Were:

Kendel Liebtke; Resident  
Justin Phillips; 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: Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote unanimously carried, the Agenda was approved as presented. Director Crawford was excused from the 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. Following discussion, and upon motion duly made by Director Turtle, 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. Mr. Scheirman reported that notices were duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries have been received.

March 14, 2018 Regular Meeting Minutes: The Board reviewed the Minutes of the March 14, 2018 Regular Meeting. Upon motion duly made by Director Dome, seconded by Director Turtle, and upon vote unanimously carried, the Board approved the Minutes of the March 14, 2018 Regular Meeting as presented.

May 8, 2018 Cancelled Election:

Mr. Scheirman reported to the Board that the May 8, 2018 Regular Election was canceled, as allowed per statute as there were not more candidates than seats available. Directors Turtle and Crawford were elected to 4-year terms ending May 3, 2022.

Board Appointment: The Board discussed the vacancies on the Board. Mr. Phillips, an eligible elector of the District, expressed his interest to serve on the Board. Following discussion and, upon motion duly made by Director Turtle, seconded by Director Dome and upon vote, unanimously carried, the Board appointed Justin Phillips to fill one vacancy on the Board. The Oath of Office was administered.

Appointment of Officers:

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

President: Eric Dome  
Secretary: Justin Phillips  
Treasurer: George Turtle  
Asst. Secretary: Kris Crawford

PUBLIC  
COMMENTS

The public expressed concerns regarding the following items:

- The type of weed spray being used. Mr. Scheirman will obtain costs of pulling weeds vs. spraying.
- The District website updates need to occur more frequently.
- Issues with landscaping continue.
- Entry sign is blocked due to overgrowth of landscaping.
- Request that trash pickup occur on the same day throughout the community. Mr. Scheirman to reach out to Waste Management regarding request.
- Drainage, street lights, signage, website and landscaping.

FINANCIAL  
MATTERS

Payment of Claims: The Board reviewed the past claims. Following review and discussion, upon motion, duly made by Director Turtle, seconded by Director Phillips and, upon vote unanimously carried, the Board ratified approval of the payment of claims in the amount of \$12,282.85, \$9,443.90 and \$10,063.78. The Board further authorized Director Phillips being added to the District's bank account as a signer.

Unaudited Financial Statements and Cash Position: The Board reviewed the Unaudited Financial Statements and Cash Position schedule. Following review and discussion, upon motion, duly made by Director Dome, seconded by Director Turtle and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements for the period ending December 30, 2017 and Cash Position schedule.

2017 Audit: The Board reviewed the 2017 Audit. Following discussion, upon motion, duly made by Director Dome, seconded by Director Turtle and, upon vote unanimously carried, the Board approve the 2017 Audit and authorized execution of the Representations Letter.

LEGAL  
MATTERS

None.

MANAGER  
ITEMS

Landscaping Discussion: Mr. Scheirman provided an update on the landscaping and plans for summer, noting that weed control is ongoing.

COVENANT  
ENFORCEMENT

Covenant Enforcement and Inspection: Mr. Scheirman provided an update to the Board regarding the previous inspections and outstanding violations.

Draft Design Guidelines: The Board reviewed the guidelines and provided comments. The guidelines will be revised and circulated to the Board. Attorney Cortese noted that legal counsel needs to review the Design Guidelines to make sure they do not conflict with the Covenants and Restrictions of Mountain's Edge.

Design Review Committee Request and Process: Mr. Scheirman explained the review request process and indicated it will remain the same until the last unit is completed.

CAPITAL  
IMPROVEMENTS

Report on Status of Development: Director Dome reported on the status of sales and anticipated closings.

OTHER BUSINESS

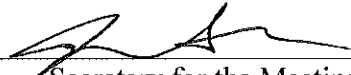
It was noted that a walkthrough took place in June with TerraCare. TerraCare provided a proposal for \$1,400 to fix the walkthrough punch list. Following discussion, upon motion duly made by Director Turtle, seconded by Director Phillips and, upon vote, unanimously carried, the Board approved the proposal from TerraCare in the amount of \$1,400.

Confirm Quorum for Next Meeting –September 12, 2018: Quorum confirmed for the September 12, 2018 at Peak Community and Wellness Center.


ADJOURNMENT

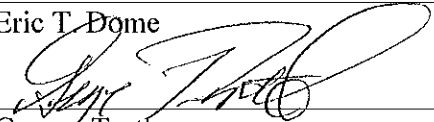
There being no further business to come before the Board at this time, upon motion duly made by Director Turtle, seconded by Director Dome and, upon vote unanimously carried, the meeting was adjourned.

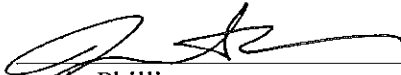
Respectfully submitted,

By   
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 13, 2018  
MINUTES OF THE MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
REGULAR MEETING BY THE BOARD OF DIRECTORS SIGNING  
BELOW

  
Eric T. Dome

  
George Turtle

Kristopher Crawford  
  
Justin Phillips