

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
MOUNTAIN'S EDGE METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD  
October 22, 2018**

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, October 22, 2018, 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:

Eric T. Dome  
George Turtle  
Justin Phillips

Also In Attendance Were:

Elisabeth Cortese; McGeady Becher P.C.  
Geol Scheirman and Vivian Bonhan; CliftonLarsonAllen LLP  
See attached sign-in sheet for additional attendees

DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST AND  
CONFIRM  
QUORUM

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 Director Dome in advance of the meeting pursuant to statute. Quorum was confirmed and all directors were present.

ADMINISTRATIVE  
MATTERS

Agenda; Confirm Location of Meeting and Posting of Meeting Notices: Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote unanimously carried, the Board approved the Agenda as amended.

Approval of Meeting Location: 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.

The Board further noted that notice of this location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

June 13, 2018 Regular Meeting Minutes: The Board reviewed the Minutes of the June 13, 2018 Regular Meeting. Upon motion duly made by Director Turtle, seconded by Director Dome, and upon vote unanimously carried, the Board approved the Minutes of the June 13, 2018 Regular Meeting as presented.

Board Resignation and Vacancies: The Board acknowledged the resignation of Kristopher Crawford effective September 18, 2018.

The Board discussed the vacancies on the Board. Eligible electors of the District, Mr. Mario Reyes and Mr. Kevin Miller, expressed their interest in serving 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 Mario Reyes and Kevin Miller to fill the vacancies on the Board. The Oaths of Office was administered.

Consider Appointment of Officers: Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	Eric Dome
Secretary:	Justin Phillips
Treasurer:	George Turtle
Assistant Secretary:	Mario Reyes
Assistant Secretary:	Kevin Miller

PUBLIC  
COMMENT

None.

FINANCIAL  
MATTERS

Payment of Claims: Ms. Bonham reviewed the claims with the Board. Following review and discussion, upon motion, duly made by Director Dome, seconded by Director Turtle and, upon vote, unanimously carried, the Board ratified approval of the payment of claims in the amount of \$44,679.71.

Unaudited Financial Statements and Cash Position: Ms. Bonham reviewed the Unaudited Financial Statements and Cash Position with the Board. Following review and discussion, upon motion, duly made by Director Turtle, seconded by Director Dome and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements and Cash Position.

Conduct Public Hearing to Consider Amending 2018 Budget: Director Dome opened the public hearing to consider amending the 2018 Budget.

It was noted that Notice stating that the Board would consider amending the 2018 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

The Board determined that a 2018 Budget amendment was not necessary at this time.

Conduct Public Hearing to Consider 2019 Budget, Consider Adoption of Resolution No. 2018-10-01 to Adopt 2019 Budget and Appropriate Sums of Money and Resolution No. 2018-10-02 to Set Mill Levies: Director Dome opened the public hearing to consider the proposed 2019 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2019 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, the Board considered the adoption of Resolution No. 2018-10-01 to Adopt the 2019 Budget and to Appropriate Sums of Money, and Resolution No. 2018-10-02 to Set Mill Levies. Upon motion duly made by Director Turtle, seconded by Director Dome and, upon vote, unanimously carried, the Board adopted Resolution Nos. 2018-10-01 and 20-10-02 and authorized execution of the Certification of Budget and Certification of Mill Levies, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2018. The District Accountant was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Jefferson County and the Division of Local Government not later than December 15, 2018. District Counsel was authorized to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2019

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification Form for certification to the Board of County Commissioners and other interested parties. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote, unanimously carried, the Board authorized the District Accountant, CliftonLarsonAllen LLP, to prepare and sign the DLG-70 Mill Levy Certification Form for certification to the Board of County Commissioners and other interested parties.

Engagement of Auditor Perform 2018 Audit: Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the engagement of Dazzio & Associates, PC to Perform 2018 Audit for an amount not to exceed \$5,000.

LEGAL  
MATTERS

Service Agreement for Tree Installation Services between the District and Consolidated Divisions Inc. d/b/a CDI Environmental Contractor: Mr. Scheirman presented the Service Agreement to the Board for consideration. Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Service Agreement for Tree Installation Services between the District and Consolidated Divisions Inc.

Second Amendment to 2017 Operation Funding Agreement between the District and Reserve at the Meadows, LLC: Following discussion, upon a motion duly made by Director Turtle, seconded by Director Dome and, upon vote, unanimously carried, the Board approved the Second Amendment to 2017 Operation Funding Agreement between the District and Reserve at the Meadows, LLC, subject to final review by Reserve at the Meadows, LLC.

MANAGER  
ITEMS

Landscaping Update: Mr. Scheirman provided the Board with a landscaping update.

Change Order No. 3 to Service Agreement with TerraCare Associates, LLC in the Amount of \$1,400: Following discussion, upon a motion duly made by Director Dome, seconded by Director Turtle and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 3 to Service Agreement with TerraCare Associates, LLC in the amount of \$1,400.

Resolution No. 2018-10-03; Establishing 2019 Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices: The Board discussed the business to be conducted in 2019. Following discussion, upon a motion duly made by Director Dome, seconded by Director Turtle and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-10-03; Establishing 2019 Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices and determined to hold 2019 meetings on March 25, 2019, July 22, 2019 and October 28, 2019 at 6:30 p.m. at the Peak Community and Wellness Center, 6612 S. Ward Street, Littleton, Colorado.

Discuss Trash Fee: Mr. Scheirman presented a request from the purchasers of a new home to waive the trash fees, as their house in the District is not their primary residence. Following discussion, the Board determined to not waive the fee.

Other: The Board directed staff to prepare and mail a postcard to homeowners with the information for the District's website.

COVENANT  
ENFORCEMENT

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

Review and Consider Approval of Design Guidelines: Mr. Scheirman distributed updated draft Design Review Guidelines to the Board. Upon a motion duly made by Director Dome, seconded by Director Turtle and, upon vote, unanimously carried, the Board approved the Design Review Guidelines and adopted Resolution No. 2018-10-04; Adopting the Design and Landscape Guidelines of Mountain's Edge.

Design Review Committee Request and Process: There was discussion with the Board regarding the design review committee request and process.

CAPITAL  
IMPROVEMENTS

Report on Status of Development: It was reported that sales are anticipated to be complete by the end of 2018.

OTHER BUSINESS

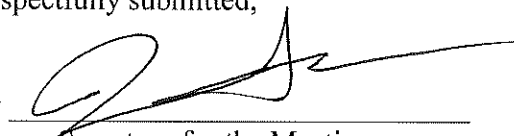
Confirm Quorum for Next Meeting – December 12, 2018: Quorum confirmed for the December 12, 2018 meeting at Peak Community and Wellness Center.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By

  
Secretary for the Meeting