

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN'S EDGE METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
July 22, 2019**

A regular meeting of the Board of Directors of the Mountain's Edge Metropolitan District (referred to hereafter as the "Board") was convened on Monday, July 22, 2019, at 6:30 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:

George Turtle
Justin Philips
Kevin Miller

Also In Attendance Were:

Elisabeth Cortese and Drew Rippey; McGeady Becher P.C.
Geol Scheirman and Jerel Sangster; CliftonLarsonAllen LLP
Dan Rempe; Resident

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 the Board consists of homeowners and there were not any disclosures of potential conflicts of interest filed with the Secretary of State. A quorum was confirmed.

ADMINISTRATIVE
MATTERS

Agenda; Confirm Location of Meeting and Posting of Meeting Notices: Following discussion, upon a motion duly made by Director Phillips, seconded by Director Miller and, upon vote unanimously carried, the Board approved the Agenda as presented and excused the absence of Director Reyes.

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, upon motion duly made by Director Phillips, Seconded by Director Miller and, upon vote, unanimously carried, the Board determined that there was not a suitable or convenient location within the District boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated date, time and location. Notices of the meeting were posted pursuant to statute.

March 25, 2019 Regular Meeting Minutes: The Board reviewed the Minutes of the March 25, 2019 Regular Meeting. Upon motion duly made by Director Phillips seconded by Director Turtle, and upon vote unanimously carried, the Board approved the Minutes of the March 25, 2019 Regular Meeting, subject to revisions.

Board Vacancy and Consider Appointment of Interested Eligible Elector to the Board. Administer Oath of Office: No interested electors at this time.

Appointment of Officers: Not necessary.

PUBLIC
COMMENTS

The residents raised the following District concerns:

- Dog waste
- Installation of lockable case by mail boxes for public postings
- Dead trees in landscaping
- Detention pond standing water

FINANCIAL
MATTERS

Payment of Claims: Mr. Scheirman reviewed the claims with the Board. Following review and discussion, upon motion, duly made by Director Phillips, seconded by Director Turtle and, upon vote unanimously carried, the Board ratified approval of the payment of Claims in the amount of \$10,123.58 and approved claims in the amount of \$20,085.08.

Unaudited Financial Statements and Cash Position: Mr. Scheirman reviewed the unaudited financial statements and cash position schedule with the Board. Following review and discussion, upon motion, duly made by Director Turtle, seconded by Director Miller and, upon vote unanimously carried, the Board accepted the Unaudited Financial Statements and Cash Position.

2018 Audit: Following review and discussion, upon motion, duly made by Director Turtle, seconded by Director Miller and, upon vote unanimously carried, the Board approved the 2018 Audit subject to final legal review and final review by Director Turtle and authorized execution of the representation letter.

Discuss Operations and Maintenance Projections: Mr. Scheirman presented the Operations and Maintenance Projections with the Board. No action was taken.

2020 Budget and Set Hearing: The Board discussed the 2020 Budget and set the Budget Hearing for October 28, 2019 at 6:30 p.m.

LEGAL
MATTERS

New Legislation regarding Posting Meeting Notices and Establishment of a Website

Adoption of Resolution No. 2019-07-01 Establishing District Website and Designating Location for Posting of 24-Hour Notices

Approval of First Amendment to Resolution No. 2018-10-03 Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 72-Hour and 24-Hour Notices

Attorney Cortese reviewed with the Board the recent change in legislation that authorized the posting of meeting notice on the District's website as opposed to posting in three physical locations within the Boundaries of the District. Attorney Cortese noted the statute does require designating one physical location for the posting of notices in the event the District's website is not functioning and posting on the website cannot occur. Following discussion, upon motion duly made by Director Turtle, seconded by Director Miller and, upon vote, unanimously carried, the Board adopted Resolution No. 2019-07-01; Resolution Establishing District Website and Designating Location for Posting of 24-Hour Notices and approved the First Amendment to Resolution No. 2018-10-03. The Board determined to keep posting Notices at all three designated physical posting locations in addition to the website.

Special Warranty Deed: Following discussion, upon motion duly made by Director Turtle, seconded by Director Miller and, upon vote, unanimously carried, the Board accepted the conveyance of Tract G from Reserve at the Meadows, LLC subject to further discussion regarding the re-painting of fences.

MANAGER
ITEMS

Landscaping Update: Mr. Scheirman provided an update to the Board regarding landscaping services. The Board authorized Mr. Scheirman to obtain a quote from TerraCare for the removal of dead trees for an amount not to exceed \$1,100.

Update on Solar Lighting: Mr. Scheirman presented options to the Board for the installation of solar lighting next to the three mailboxes. Following discussion, the Board authorized installation of one (1) light and obtain feedback before proceeding with the installation of two more.

Other: None.

COVENANT
ENFORCEMENT

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

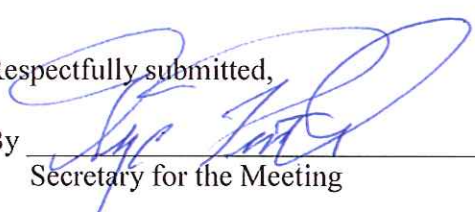
OTHER BUSINESS

Confirm Quorum for Next Meeting – October 28, 2019: A quorum was confirmed for the October 28, 2019 meeting at 6:30 p.m.

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