

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE PRAIRIE SONG METROPOLITAN DISTRICT NOS. 3 - 6, 8 & 9 HELD

August 22, 2023

The Coordinated Special Meeting of the Board of Directors (collectively, “Boards”) of The Prairie Song Metropolitan District Nos. 3-6, 8 & 9 (collectively, “Districts”) was held via teleconference, on Tuesday, August 22, 2023, at 2:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Patrick McMeekin, President  
Landon Hoover, Secretary  
Jason Stansberry, Treasurer  
Mike Welty, Assistant Secretary

#### Directors Absent were:

Kara Hoover, Assistant Secretary (Excused)

#### Also in Attendance:

Robert G. Rogers and Eve Velasco; White Bear Ankele Tanaka & Waldron  
Sarah Bromley, Kevin Mitts, Doug Campbell, and Stanley Holder; Pinnacle  
Consulting Group, Inc.  
Taralee Jackson; Hartford Homes  
Chase Hanusa; Independent District Engineering Services.

### ADMINISTRATIVE ITEMS

The Special Meeting of the Boards of Directors (collectively, the “Boards”) of Prairie Song Metropolitan District Nos. 3-6, 8 & 9 (collectively, the “District”) was called to order by Director McMeekin at 2:19 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director McMeekin noted that a quorum was present, with four out of five directors in attendance. All Board Members confirmed their qualification to serve on the Board. Ms. Velasco advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Ms. Velasco reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State’s Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Velasco inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

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AGENDA

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The Boards reviewed the agenda. Upon motion duly made by Director Stansberry, seconded by Director Hoover and, upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

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PUBLIC COMMENT

There were no Public Comments brought before the Boards.

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DIRECTOR  
COMMENTS

There were no Director Comments.

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CONSENT  
AGENDA

Director McMeekin reviewed the items on the consent agenda with the Boards and advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Stansberry and seconded by Director Hoover, the following items on the consent agenda were unanimously approved and ratified:

- A. Minutes – June 20, 2023, Special Meeting.
  - B. Ratification of Contract Modifications.
  - C. Ratification of Payables.
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DISTRICT  
MANAGER ITEMS

District Managers' Report: Ms. Bromley presented the District Manager's Report to the Boards and answered questions.

District Residential Design Guidelines: Director McMeekin presented the Prairie Song District Residential Design Guidelines and answered questions. Director McMeekin has approved the District Residential Design Guidelines on behalf of the Boards. Following review and discussion, upon a motion duly made by Director Hoover, seconded by Director Stansberry, and upon vote unanimously carried it was

**RESOLVED** to approve the Prairie Song District Residential Guidelines.

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CAPITAL  
INFRASTRUCTURE  
ITEMS  
LEGAL ITEMS

Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #4): Ms. Velasco and Mr. Rogers presented the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #4) and answered questions. Following review and discussion, upon motion duly made by Director Stansberry, seconded by Director Hoover and, upon vote, unanimously carried, it was

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**RESOLVED** to approve the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #4).

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FINANCIAL ITEMS      There were no Financial Items brought before the Boards.

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LEGAL ITEMS      Addendum to Agreement with IDES: Ms. Velasco and Mr. Hanusa presented the Addendum to Agreement with IDES for Construction Oversight and Cost Certification Services and answered questions. Following review and discussion, upon motion duly made by Director Stansberry, seconded by Director Hoover and, upon vote, unanimously carried, it was

**RESOLVED** to approve the Addendum with IDES for Cost Certification Services, as presented.

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DIRECTOR ITEMS      There were no Director Items brought before the Boards.

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OTHER ITEMS      Director McMeekin inquired about the progress of the Operations and Maintenance Fees for the district along with the Non-Potable Water fees. Mr. D. Campbell stated he would work with Mr. B. Campbell to get a proforma ready to present to the board.

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ADJOURNMENT      There being no further business to come before the Boards, upon motion duly made Director Stansberry, seconded by Director Hoover and, upon vote unanimously carried, the meeting was adjourned at 2:28 P.M.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

*Kevin Mitts*

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Kevin Mitts, Recording Secretary for the Meeting