

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

FOREST TRACE METROPOLITAN DISTRICT NOS. 1 & 3

Held: Tuesday, February 6, 2024, at 7:00 p.m. at 6601 S.
Wheatlands Parkway, Aurora, CO.

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Kevin Payne
Tracy Alford
Shane Simpson

Director Daniel Frank was absent and excused.

Also present were Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; John Oliveto and Matt Buono, CenterPoint Engineering; Mariah Watkins, Goodwin & Company; and members of the public.

**Call to Order/Declaration
of Quorum**

It was noted that a quorum of the Boards was present, and the meeting was called to order.

**Director
Qualifications/Conflicts of
Interest/Reaffirmation of
Disclosures**

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the 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. Mr. Waldron inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to 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 Boards to act.

Joint Meetings

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be reflected in these minutes.

Discuss Status of Drainage and Erosion Control Director Payne recapped the meeting with the Association that was held to provide an update on the Status of Drainage and Erosion Control measures. At that meeting, individuals shared that large volumes of water are coming from the drainpipes off the commercial property. Members of the community asked questions on the plans, and CenterPoint answered community questions. Director Simpson asked about verification of water coming from the commercial center. CenterPoint noted that the swale is designed with 1 ft of freeboard above a 100-year storm event.

Approval of Agenda The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comment None.

Consent Agenda The Boards reviewed the items on the consent agenda. Mr. Waldron 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 and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted;

- November 13, 2023 Special Meeting Minutes
- Work Order/Amendment No. 1 to CenterPoint Engineering Independent Contractor Agreement for Site Tree Appraisal in the amount of \$3,400

Legal Matters

Discuss Website Accessibility Rulemaking Process Mr. Waldron provided an update on the Website Accessibility Rulemaking Process and implementation of same.

Discuss Maintenance of Detention Pond Tract and Authorize IGA with Forest Trace Metropolitan District No. 2 The Boards engaged in a general discussion regarding the Maintenance of the Detention Pond Tract and the Authorization of an Intergovernmental Agreement with Forest Trace Metropolitan District No. 2. Following discussion, upon a motion duly made and seconded, the Boards unanimously authorized entering into the IGA.

Consider Approval of Shared Use and Maintenance Agreement Mr. Waldron reviewed the Shared Use and Maintenance Agreement with Forest Trace Homeowners Association, Inc., which the Board. The Board requested that as the Homeowners

with Forest Trace Homeowners Association, Inc. (District No. 1)

Association has already insured the property for 2024, that the District’s coverage begin January 1, 2025. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

Other Legal Matters

None.

District Operations

Discuss Landscape Maintenance RFP and Bidding Process, and Authorize Submission of RFP

The Boards engaged in a discussion regarding Landscape Maintenance Request for Proposals, Bidding Process, and Authorization of Submission of Request for Proposals. Mr. Waldron provided an overview of the Request for Proposals and bidding process. The Board clarified the open space and beauty band mowing included within the scope of services. Following discussion, upon a motion duly made and seconded, the Boards unanimously authorized the submission of the request for proposals.

Discuss and Consider Engagement of Property Manager

The Boards engaged in a general discussion regarding the Engagement of a Property Manager. The Board asked Ms. Watkins to discuss a revised proposal with Goodwin & Company.

Other District Operations

None.

Other Business

Consider Appointment of Director to Fill Board Vacancy

The Boards engaged in a discussion regarding the Appointment of a Director to Fill Board Vacancies. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the appointment of Richard Robbins.

Adjourn

There being no further business to come before the Boards, and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting at 8:35 p.m.

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

Kevin Payne
Kevin Payne (Mar 10, 2024 21:26 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 5th day of March 2024.