

**PRAIRIE CENTER METROPOLITAN DISTRICT NOS. 1, 2, 4, 6, 8 & 10**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 · 800-741-3254  
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Michael Tamblyn	President/Treasurer	2025/May 2025
<i>VACANT</i>		2025/May 2025
<i>VACANT</i>		2025/May 2025
<i>VACANT</i>		2027/May 2025
<i>VACANT</i>		2027/May 2025
	Secretary	

DATE: August 2, 2023

TIME: 4:00 p.m.

LOCATION: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

One tap mobile: +17193594580,,86267550643#,,,,\*987572# US

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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B. Confirm quorum; Approve agenda; Confirm location of meeting and posting of meeting notices (**All Districts**). Designate 24-hour posting location (**District Nos. 2, 6, 8 & 10**).

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C. Discuss results of cancelled May 2, 2023 Regular Directors' Election (**District Nos. 2, 6, 8 & 10**) (enclosure).

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D. Acknowledge resignation of Ann Finn as District Secretary, and consider appointment of Peggy Ripko as new District Secretary.

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- E. Review and approve minutes of the April 5, 2023 Regular Meeting (**District Nos. 1 & 4**), and the December 7, 2022 Regular Meeting (**District Nos. 2, 6, 8, & 10**) (enclosures).
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

- A. \_\_\_\_\_

IV. LEGAL MATTERS

- A. Conduct Public Hearing to consider exclusion of approximately 2.266 acres of property owned by THF Prairie Center Development, L.L.C. Consider adoption of Resolution No. 2023-08-01, Resolution for Exclusion of Real Property (**District No. 4**) (enclosures – Petition and Resolution).
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- B. Discuss and consider engagement of Ballard Spahr LLP as Bond Counsel, and authorize execution of Bond Counsel Engagement Agreement (**District Nos. 4 & 10**).
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V. ADMINISTRATIVE MATTERS (continued)

- A. Consider appointment of Richard Merkel to fill an existing vacancy on the Board of Directors. Notice of Vacancy was published May 18, 2023.
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- B. Consider appointment of officers:

President \_\_\_\_\_  
Treasurer \_\_\_\_\_  
Secretary \_\_\_\_\_  
Assistant Secretary \_\_\_\_\_

VI. OTHER BUSINESS

A. \_\_\_\_\_

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
DECEMBER 6, 2023 ~ BUDGET HEARING**

**CANCELLATION OF ELECTION AND  
DECLARATION DEEMING CANDIDATES  
ELECTED FOR  
PRAIRIE CENTER METROPOLITAN  
DISTRICT NOS. 1, 2, 3, 4, 6, 8 & 10**

The Designated Election Official of the Prairie Center Metropolitan District Nos. 1, 2, 3, 4, 6, 8 & 10 has been duly authorized by the Board of Directors to cancel and declare candidates elected if, at the close of business on the sixty-third (63<sup>rd</sup>) day before the election, there are not more candidates than offices to be filled at the election to be conducted on May 2, 2023; and

As of the close of business on March 1, 2023, there were not more candidates for Director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates.

Pursuant to Section 1-13.5-513(1), C.R.S., the Designated Election Official hereby cancels the regular election to be conducted on May 2, 2023.

**THE ELECTION IS CANCELLED AND THE FOLLOWING CANDIDATES ARE DECLARED ELECTED FOR THE FOLLOWING TERMS:**

Vacant, 2-Year Term  
Vacant, 2-Year Term  
Vacant, 4-Year Term  
Vacant, 4-Year Term

DATED this 1st day of March, 2023.

/s/ Ann Finn

Designated Election Official

Contact Person for District:

Ann Finn

Telephone Number of District:

303-987-0835

Address of District:

141 Union Boulevard, Suite 150

Lakewood, Colorado 80228

**CANCELACIÓN DE ELECCIONES Y  
DECLARACIÓN DE CONSIDERACIÓN DE LOS  
CANDIDATOS ELEGIDOS PARA  
PRAIRIE CENTER METROPOLITAN  
DISTRICT NOS. 1, 2, 3, 4, 6, 8 & 10**

POR ESTE MEDIO SE DA AVISO por parte del Prairie Center Metropolitan District Nos. 1, 2, 3, 4, 6, 8 & 10, Adams County, Colorado, que al cierre de operaciones del día sesenta y tres (63) antes de la elección no había más candidatos para Director que cargos por cubrir, incluidos candidatos que presentaron declaraciones juradas de intención de ser candidatos por escrito; por lo tanto, se cancela la elección a celebrarse el 2 de mayo de 2023.

Al cierre de operaciones del 1 de marzo de 2023, no había más candidatos para Director que cargos por cubrir, incluidos los candidatos que presentaron declaraciones juradas de intención de ser candidatos por escrito.

De conformidad con la Sección 1-13.5-513(1), C.R.S., el Oficial Electoral Designado cancela por la presente la elección regular que se llevará a cabo el 2 de mayo de 2023.

**SE ANULA LA ELECCIÓN Y SE DECLARAN ELEGIDOS LOS SIGUIENTES CANDIDATOS PARA LOS SIGUIENTES TÉRMINOS:**

Vacante, Término de dos años  
Vacante, Término de dos años  
Vacante, Término de cuatro años  
Vacante, Término de cuatro años

FECHADO este 1st día de marzo de 2023.

/s/ Ann Finn

Oficial Electoral Designado

Número de teléfono del distrito:

303-987-0835

Dirección del Distrito:

141 Union Boulevard, Suite 150

Lakewood, Colorado 80228

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1 (the “District”) HELD APRIL 5, 2023

A regular meeting of the Board of Directors of the Prairie Center Metropolitan District No. 1 (referred to hereafter as “Board”) was convened on Wednesday, the 5th day of April, 2023 at 4:00 P.M. This District Board meeting was held and properly noticed to be held via Zoom video/telephone conference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Michael Tamblyn

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher P.C.

Cecilia Wang; CliftonLarsonAllen LLP

### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Kanda requested members of the Board 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 the statute. It was further noted by Attorney Kanda that all Directors’ Disclosure Statements have been filed and no additional conflicts were disclosed.

**Quorum / Meeting Location / Posting of Meeting Notices:** Attorney Kanda noted that a quorum was present. 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. The Board determined that the meeting would be held via Zoom video/telephone conference without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed have been received from any taxpaying electors within the District boundaries.

## RECORD OF PROCEEDINGS

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**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Tamblyn, seconded, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://prairiecentermd.colorado.gov> or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on a post within the boundaries of the District.

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Agenda was approved, as amended.

**Results of Cancelled May 2, 2023 Regular Directors' Election (the "Election"):** Ms. Finn informed the Board that the Election was cancelled, as permitted by statute, as there were not more candidates than positions available. There were no candidates for the open positions and the four existing vacancies on the Board were confirmed.

**Consent Agenda:** The Board considered the following actions:

- Approve Minutes of the December 7, 2022 Regular Meeting.
- Ratify approval of payment of claims for the period beginning December 1, 2022 through February 28, 2023 totaling \$ 4,656.75.

Following review, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

**PUBLIC COMMENT** There was no public comment.

### **FINANCIAL MATTERS**

**2022 Audit:** Ms. Wang reviewed the 2022 Audit with the Board.

Following review, upon motion duly made by Director Tamblyn, and, upon vote unanimously carried, the Board approved the 2022 Audit and authorized execution of the Representations Letter, subject to review by the District President and counsel, and receipt of an unmodified opinion letter from the auditor.

## RECORD OF PROCEEDINGS

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**LEGAL MATTERS**

**Termination of District No. 1 Pledge Agreement:** Following discussion, upon motion duly made by Director Tamblyn, and, upon vote unanimously carried, the Board approved the Termination of District No. 1 Pledge Agreement, by and between the District, Prairie Center Metropolitan District No. 3, and UMB Bank, n.a.

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**OTHER BUSINESS**

There was no other business.

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**ADJOURNMENT**

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

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER  
METROPOLITAN DISTRICT NO. 4 (the “District”)  
HELD  
APRIL 5, 2023**

A regular meeting of the Board of Directors of the Prairie Center Metropolitan District No. 4 (referred to hereafter as “Board”) was convened on Wednesday, the 5th day of April, 2023 at 4:00 P.M. This District Board meeting was held and properly noticed to be held via Zoom video/telephone conference. The meeting was open to the public.

### **ATTENDANCE**

#### **Directors In Attendance Were:**

Michael Tamblyn

#### **Also In Attendance Were:**

Ann E. Finn; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher P.C.

Cecilia Wang; CliftonLarsonAllen LLP

### **ADMINISTRATIVE MATTERS**

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Kanda requested members of the Board 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 the statute. It was further noted by Attorney Kanda that all Directors’ Disclosure Statements have been filed and no additional conflicts were disclosed.

**Quorum / Meeting Location / Posting of Meeting Notices:** Attorney Kanda noted that a quorum was present. 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. The Board determined that the meeting would be held via Zoom video/telephone conference without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed have been received from any taxpaying electors within the District boundaries.



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**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Tamblyn, seconded, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://prairiecentermd.colorado.gov> or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on a post within the boundaries of the District.

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Agenda was approved, as presented.

**Results of Cancelled May 2, 2023 Regular Directors' Election (the "Election"):** Ms. Finn informed the Board that the Election was cancelled, as permitted by statute, as there were not more candidates than positions available. There were no candidates for the open positions and the four existing vacancies on the Board were confirmed.

**Consent Agenda:** The Board considered the following actions:

- Approve Minutes of the December 7, 2022 Regular Meeting.

Following review, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

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### **PUBLIC COMMENT**

There was no public comment.

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### **FINANCIAL MATTERS**

**2022 Audit:** Ms. Wang reviewed the 2022 Audit with the Board.

Following review, upon motion duly made by Director Tamblyn, and, upon vote unanimously carried, the Board approved the 2022 Audit and authorized execution of the Representations Letter, subject to review by the District President and counsel, and receipt of an unmodified opinion letter from the auditor.

## RECORD OF PROCEEDINGS

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**LEGAL MATTERS**

There were no legal matters.

**OTHER BUSINESS**

There was no other business.  
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**ADJOURNMENT**

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

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER METROPOLITAN DISTRICT NO. 2 (the “District”) HELD DECEMBER 7, 2022

A regular meeting of the Board of Directors of the Prairie Center Metropolitan District No. 2 (referred to hereafter as “Board”) was convened on Wednesday, the 7<sup>th</sup> day of December, 2022 at 4:00 P.M. This District Board meeting was held and properly noticed to be held via Zoom video/telephone conference. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

Michael Tamblyn

##### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher P.C

Thuy Dam; CliftonLarsonAllen LLP

#### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Kanda requested members of the Board 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 the statute. It was further noted by Attorney Kanda that all Directors’ Disclosure Statements have been filed and no additional conflicts were disclosed.

**Quorum / Meeting Location / Posting of Meeting Notices:** Attorney Kanda noted that a quorum was present. 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. The Board determined that the meeting would be held via Zoom video/telephone conference without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed have been received from any taxpaying electors within the District boundaries.

## RECORD OF PROCEEDINGS

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**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Tamblyn and, upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://prairiecentermd.colorado.gov> or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on a post within the boundaries of the District.

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Agenda was approved, as presented.

**May 3, 2022 Election:** Ms. Finn advised the Board that the May 3, 2022 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were not more candidates than positions available on the Board of Directors. It was noted that Director Tamblyn was deemed elected to a 3-year term ending in May, 2025, and that the existing Board vacancies were confirmed.

**Resignation of Mark Waggoner:** The Board discussed the resignation of Mark Waggoner from the Board of Directors.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board acknowledged the resignation of Mark Waggoner from the Board of Directors, effective August 4, 2022.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the following slate of officers were appointed:

President/Treasurer	Michael Tamblyn
Secretary	Ann E. Finn

**Consent Agenda:** The Board considered the following actions:

- Approve Minutes of the December 1, 2021 Special Meeting.
- Ratify approval, execution and filing of Application for Exemption from Audit for 2021.
- Authorize CliftonLarsonAllen LLP to prepare Application for Exemption from Audit for 2022 and file application with the State Auditor.

## RECORD OF PROCEEDINGS

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- Authorize District Manager to post transparency notice on the SDA Website and District Website pursuant to Section 32-1-809, C.R.S.

Following review, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

**Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:** The Board reviewed Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to meet on Wednesday December 6, 2023 at 4:00 p.m. via Zoom.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

### **PUBLIC COMMENT**

There was no public comment.

### **FINANCIAL MATTERS**

**2022 Budget Amendment Hearing:** The President opened the public hearing to consider amendment of the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

The Board determined that no amendment to the 2022 Budget was necessary.

**2023 Budget Hearing:** The President opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

## RECORD OF PROCEEDINGS

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Ms. Dam reviewed with the Board the estimated 2022 expenditures and the proposed 2023 expenditures. It was noted that the District will not impose a mill levy.

Following discussion, the Board considered the adoption of Resolution No. 2022-12-02 to Adopt the 2023 Budget and Appropriate Sums of Money. Upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, Resolution No. 2022-12-02 was adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies (zero mill levy) was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2022. The District Accountant was directed to transmit the Certification of Mill Levies (zero mill levy) to the Board of County Commissioners of Adams County not later than December 15, 2022. The District Accountant was also directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

**DLG-70 Certification of Tax Levies Form (“Certification”):** Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Tamblyn to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

**CliftonLarsonAllen LLP 2023 Statement of Work:** The Board reviewed the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 2.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board approved and consented to the terms of the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 2.

**2024 Budget Preparation:** The Board discussed the preparation of the 2024 Budget.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Tamblyn and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget. The Board determined to hold the public hearing to consider adoption of the 2024 Budget on Wednesday December 6, 2023, at 10:00 a.m., via Zoom.

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## RECORD OF PROCEEDINGS

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### **LEGAL MATTERS**

**May 2, 2023 Regular Directors' Election ("Election"):** The Board discussed the Election.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-03; Resolution Calling a Regular Election for Directors on May 2, 2023, appointing Ann Finn as Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

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### **OTHER BUSINESS**

There was no other business.

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### **ADJOURNMENT**

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

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER  
METROPOLITAN DISTRICT NO. 6 (the “District”)  
HELD  
DECEMBER 7, 2022**

A regular meeting of the Board of Directors of the Prairie Center Metropolitan District No. 6 (referred to hereafter as “Board”) was convened on Wednesday, the 7<sup>th</sup> day of December, 2022 at 4:00 P.M. This District Board meeting was held and properly noticed to be held via Zoom video/telephone conference. The meeting was open to the public.

### ATTENDANCE

**Directors In Attendance Were:**

Michael Tamblyn

**Also In Attendance Were:**

Ann E. Finn; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher P.C

Thuy Dam; CliftonLarsonAllen LLP

### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Kanda requested members of the Board 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 the statute. It was further noted by Attorney Kanda that all Directors’ Disclosure Statements have been filed and no additional conflicts were disclosed.

**Quorum / Meeting Location / Posting of Meeting Notices:** Attorney Kanda noted that a quorum was present. 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. The Board determined that the meeting would be held via Zoom video/telephone conference without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed have been received from any taxpaying electors within the District boundaries.



## RECORD OF PROCEEDINGS

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**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Tamblyn and, upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://prairiecentermd.colorado.gov> or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on a post within the boundaries of the District.

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Agenda was approved, as presented.

**May 3, 2022 Election:** Ms. Finn advised the Board that the May 3, 2022 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were not more candidates than positions available on the Board of Directors. It was noted that Director Tamblyn was deemed elected to a 3-year term ending in May, 2025, and that the existing Board vacancies were confirmed.

**Resignation of Mark Waggoner:** The Board discussed the resignation of Mark Waggoner from the Board of Directors.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board acknowledged the resignation of Mark Waggoner from the Board of Directors, effective August 4, 2022.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the following slate of officers were appointed:

President/Treasurer  
Secretary

Michael Tamblyn  
Ann E. Finn

**Consent Agenda:** The Board considered the following actions:

- Approve Minutes of the December 1, 2021 Special Meeting.
- Ratify approval, execution and filing of Application for Exemption from Audit for 2021.

## RECORD OF PROCEEDINGS

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- Authorize CliftonLarsonAllen LLP to prepare Application for Exemption from Audit for 2022 and file application with the State Auditor.
- Authorize District Manager to post transparency notice on the SDA Website and District Website pursuant to Section 32-1-809, C.R.S.

Following review, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

**Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:** The Board reviewed Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to meet on Wednesday December 6, 2023 at 4:00 p.m. via Zoom.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

### **PUBLIC COMMENT**

There was no public comment.

### **FINANCIAL MATTERS**

**2022 Budget Amendment Hearing:** The President opened the public hearing to consider amendment of the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

The Board determined that no amendment to the 2022 Budget was necessary.

**2023 Budget Hearing:** The President opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and place of the public hearing was

## RECORD OF PROCEEDINGS

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made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Ms. Dam reviewed with the Board the estimated 2022 expenditures and the proposed 2023 expenditures. It was noted that the District will not impose a mill levy.

Following discussion, the Board considered the adoption of Resolution No. 2022-12-02 to Adopt the 2023 Budget and Appropriate Sums of Money. Upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, Resolution No. 2022-12-02 was adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies (zero mill levy) was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2022. The District Accountant was directed to transmit the Certification of Mill Levies (zero mill levy) to the Board of County Commissioners of Adams County not later than December 15, 2022. The District Accountant was also directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

**DLG-70 Certification of Tax Levies Form (“Certification”)**: Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Tamblyn to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

**CliftonLarsonAllen LLP 2023 Statement of Work**: The Board reviewed the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 6.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board approved and consented to the terms of the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 6.

**2024 Budget Preparation**: The Board discussed the preparation of the 2024 Budget.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Tamblyn and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget. The Board determined to hold the

## RECORD OF PROCEEDINGS

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public hearing to consider adoption of the 2024 Budget on Wednesday December 6, 2023, at 10:00 a.m., via Zoom.

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### **LEGAL MATTERS**

**May 2, 2023 Regular Directors' Election ("Election")**: The Board discussed the Election.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-03; Resolution Calling a Regular Election for Directors on May 2, 2023, appointing Ann Finn as Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

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### **OTHER BUSINESS**

There was no other business.

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### **ADJOURNMENT**

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

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER  
METROPOLITAN DISTRICT NO. 8 (the “District”)  
HELD  
DECEMBER 7, 2022**

A regular meeting of the Board of Directors of the Prairie Center Metropolitan District No. 8 (referred to hereafter as “Board”) was convened on Wednesday, the 7<sup>th</sup> day of December, 2022 at 4:00 P.M. This District Board meeting was held and properly noticed to be held via Zoom video/telephone conference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Michael Tamblyn

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher P.C

Thuy Dam; CliftonLarsonAllen LLP

### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Kanda requested members of the Board 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 the statute. It was further noted by Attorney Kanda that all Directors’ Disclosure Statements have been filed and no additional conflicts were disclosed.

**Quorum / Meeting Location / Posting of Meeting Notices:** Attorney Kanda noted that a quorum was present. 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. The Board determined that the meeting would be held via Zoom video/telephone conference without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed have been received from any taxpaying electors within the District boundaries.

## RECORD OF PROCEEDINGS

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**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Tamblyn and, upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://prairiecentermd.colorado.gov> or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on a post within the boundaries of the District.

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Agenda was approved, as presented.

**May 3, 2022 Election:** Ms. Finn advised the Board that the May 3, 2022 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were not more candidates than positions available on the Board of Directors. It was noted that Director Tamblyn was deemed elected to a 3-year term ending in May, 2025, and that the existing Board vacancies were confirmed.

**Resignation of Mark Waggoner:** The Board discussed the resignation of Mark Waggoner from the Board of Directors.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board acknowledged the resignation of Mark Waggoner from the Board of Directors, effective August 4, 2022.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the following slate of officers were appointed:

President/Treasurer	Michael Tamblyn
Secretary	Ann E. Finn

**Consent Agenda:** The Board considered the following actions:

- Approve Minutes of the December 1, 2021 Special Meeting.
- Ratify approval, execution and filing of Application for Exemption from Audit for 2021.
- Authorize CliftonLarsonAllen LLP to prepare Application for Exemption from Audit for 2022 and file application with the State Auditor.

## RECORD OF PROCEEDINGS

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- Authorize District Manager to post transparency notice on the SDA Website and District Website pursuant to Section 32-1-809, C.R.S.

Following review, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

**Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:** The Board reviewed Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to meet on Wednesday December 6, 2023 at 4:00 p.m. via Zoom.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

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**PUBLIC COMMENT** There was no public comment.

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### **FINANCIAL MATTERS**

**2022 Budget Amendment Hearing:** The President opened the public hearing to consider amendment of the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

The Board determined that no amendment to the 2022 Budget was necessary.

**2023 Budget Hearing:** The President opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

## RECORD OF PROCEEDINGS

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Ms. Dam reviewed with the Board the estimated 2022 expenditures and the proposed 2023 expenditures. It was noted that the District will not impose a mill levy.

Following discussion, the Board considered the adoption of Resolution No. 2022-12-02 to Adopt the 2023 Budget and Appropriate Sums of Money. Upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, Resolution No. 2022-12-02 was adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies (zero mill levy) was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2022. The District Accountant was directed to transmit the Certification of Mill Levies (zero mill levy) to the Board of County Commissioners of Adams County not later than December 15, 2022. The District Accountant was also directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

**DLG-70 Certification of Tax Levies Form (“Certification”)**: Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Tamblyn to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

**CliftonLarsonAllen LLP 2023 Statement of Work**: The Board reviewed the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 8.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board approved and consented to the terms of the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 8.

**2024 Budget Preparation**: The Board discussed the preparation of the 2024 Budget.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Tamblyn and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget. The Board determined to hold the public hearing to consider adoption of the 2024 Budget on Wednesday December 6, 2023, at 10:00 a.m., via Zoom.

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## RECORD OF PROCEEDINGS

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**LEGAL MATTERS**

**May 2, 2023 Regular Directors' Election ("Election"):** The Board discussed the Election.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-03; Resolution Calling a Regular Election for Directors on May 2, 2023, appointing Ann Finn as Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

\_\_\_\_\_

**OTHER BUSINESS**

There was no other business.

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**ADJOURNMENT**

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

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER  
METROPOLITAN DISTRICT NO. 10 (the “District”)  
HELD  
DECEMBER 7, 2022**

A regular meeting of the Board of Directors of the Prairie Center Metropolitan District No. 10 (referred to hereafter as “Board”) was convened on Wednesday, the 7<sup>th</sup> day of December, 2022 at 4:00 P.M. This District Board meeting was held and properly noticed to be held via Zoom video/telephone conference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Michael Tamblyn

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher P.C

Thuy Dam; CliftonLarsonAllen LLP

### ADMINISTRATIVE MATTERS

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Kanda requested members of the Board 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 the statute. It was further noted by Attorney Kanda that all Directors’ Disclosure Statements have been filed and no additional conflicts were disclosed.

**Quorum / Meeting Location / Posting of Meeting Notices:** Attorney Kanda noted that a quorum was present. 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. The Board determined that the meeting would be held via Zoom video/telephone conference without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the video/telephonic manner of the meeting or any requests that the video/telephonic manner of the meeting be changed have been received from any taxpaying electors within the District boundaries.

## RECORD OF PROCEEDINGS

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**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Tamblyn and, upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://prairiecentermd.colorado.gov> or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on a post within the boundaries of the District.

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Agenda was approved, as presented.

**May 3, 2022 Election:** Ms. Finn advised the Board that the May 3, 2022 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were not more candidates than positions available on the Board of Directors. It was noted that Director Tamblyn was deemed elected to a 3-year term ending in May, 2025, and that the existing Board vacancies were confirmed.

**Resignation of Mark Waggoner:** The Board discussed the resignation of Mark Waggoner from the Board of Directors.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board acknowledged the resignation of Mark Waggoner from the Board of Directors, effective August 4, 2022.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the following slate of officers were appointed:

President/Treasurer	Michael Tamblyn
Secretary	Ann E. Finn

**Consent Agenda:** The Board considered the following actions:

- Approve Minutes of the December 1, 2021 Special Meeting.
- Ratify approval, execution and filing of Application for Exemption from Audit for 2021.
- Authorize CliftonLarsonAllen LLP to prepare Application for Exemption from Audit for 2022 and file application with the State Auditor.

## RECORD OF PROCEEDINGS

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- Authorize District Manager to post transparency notice on the SDA Website and District Website pursuant to Section 32-1-809, C.R.S.

Following review, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

**Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:** The Board reviewed Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to meet on Wednesday December 6, 2023 at 4:00 p.m. via Zoom.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-01; Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

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**PUBLIC COMMENT** There was no public comment.

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### **FINANCIAL MATTERS**

**2022 Budget Amendment Hearing:** The President opened the public hearing to consider amendment of the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

The Board determined that no amendment to the 2022 Budget was necessary.

**2023 Budget Hearing:** The President opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

## RECORD OF PROCEEDINGS

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Ms. Dam reviewed with the Board the estimated 2022 expenditures and the proposed 2023 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2022-12-02 to Adopt the 2023 Budget and Appropriate Sums of Money, and Resolution No. 2022-12-03 to Set Mill Levies, (for the General Fund at 35.000 mills, for a total mill levy of 35.000 mills). Upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, Resolution Nos. 2022-12-02 and 2022-12-03 were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2022. The District Accountant was directed to transmit the Certification of Mill Levies to the Board of County Commissioners of Adams County not later than December 15, 2022. The District Accountant was also directed to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023. Copies of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

**DLG-70 Certification of Tax Levies Form (“Certification”):** Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Tamblyn to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

**CliftonLarsonAllen LLP 2023 Statement of Work:** The Board reviewed the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 10.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board approved and consented to the terms of the CliftonLarsonAllen LLP 2023 Statement of Work for Prairie Center MD No. 10.

**2024 Budget Preparation:** The Board discussed the preparation of the 2024 Budget.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Tamblyn and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget. The Board determined to hold the public hearing to consider adoption of the 2024 Budget on Wednesday December 6, 2023, at 10:00 a.m., via Zoom.

## RECORD OF PROCEEDINGS

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**LEGAL MATTERS**

**May 2, 2023 Regular Directors' Election ("Election"):** The Board discussed the Election.

Following discussion, upon motion duly made by Director Tamblyn and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-12-03; Resolution Calling a Regular Election for Directors on May 2, 2023, appointing Ann Finn as Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

\_\_\_\_\_

**OTHER BUSINESS**

There was no other business.

\_\_\_\_\_

**ADJOURNMENT**

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

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

## PETITION FOR EXCLUSION

In accordance with Section 32-1-501(1), C.R.S., the undersigned, **THF Prairie Center Development, L.L.C.**, a Colorado limited liability company (the “**Petitioner**”), does hereby respectfully petition the **Prairie Center Metropolitan District No. 4** (“**District**”), acting by and through its Board of Directors (“**Board**”), for the exclusion of certain real property from the boundaries of the District, subject to the conditions described herein (the “**Exclusion**”).

The Petitioner represents to the District as follows:

1. The land to be excluded consists of approximately 2.266 acres situated in the City of Brighton, Adams County, Colorado, and is legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”), and, at present, constitutes a portion of the District.
2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.
3. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order in the Adams County District Court (the “**Court**”), excluding the Property from the boundaries of the District (the “**Order for Exclusion**”). The Petitioner acknowledges that there shall be no withdrawal of the Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.
4. The Petitioner agrees that it will pay, or cause to be paid, the fees incurred by the District for the Exclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Exclusion of the Property.
5. This Petition is accompanied by a deposit of money sufficient to pay all costs of the exclusion proceedings.

The Petitioner hereby requests that the Board approve the Exclusion of the Property from the boundaries of the District and that the District file a motion with the Court requesting that the Order for Exclusion be entered, stating that from and after the effective date of the Order for Exclusion, the Property shall not be liable for bonded indebtedness, assessments or other obligations of the District which may be incurred after the effective date of the Order.

[SIGNATURE PAGE FOLLOWS]





**EXHIBIT A**

Legal Description of the Property

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, ORDER OF INCLUSION PRAIRIE CENTER METROPOLITAN DISTRICT 4 RECORDED UNDER RECEPTION NO. 20060001013006 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, BOTH IN TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°27'28" EAST.

**COMMENCING** AT THE CENTER QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 48°06'18" WEST, A DISTANCE OF 2990.08 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL 2 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°34'23" WEST, A DISTANCE OF 415.19 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 2 AND THE EASTERLY RIGHT-OF-WAY OF BUCKLEY ROAD RECORDED UNDER RECEPTION NO. 20041207001241230 IN SAID OFFICIAL RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,113.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°28'32" EAST;

THENCE ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°22'51", AN ARC LENGTH OF 46.25 FEET;
2. NORTH 13°54'19" EAST, A DISTANCE OF 219.32 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY, NORTH 89°34'23" EAST, A DISTANCE OF 350.38 FEET;

THENCE SOUTH 00°25'37" EAST, A DISTANCE OF 257.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2.266 ACRES, (98,691 SQUARE FEET), MORE OR LESS.