

MINUTES OF THE JOINT REGULAR MEETING OF THE  
BOARDS OF DIRECTORS

ERIE COMMONS METROPOLITAN DISTRICT NOS. 1-3

Held: April 27, 2022, at 6:00 P.M., held via Zoom  
Teleconference.

Attendance/Qualification

A joint regular meeting of the Boards of Directors of Erie  
Commons Metropolitan District Nos. 1-3 was held as shown  
above and in accordance with the applicable statutes of the State  
of Colorado. The following Directors, having confirmed their  
qualification to serve on the Boards, were in attendance:

For District No. 1:

Jon R. Lee  
Jessica Brothers  
Steve Rane

For District No. 2:

Jon R. Lee  
Jessica Brothers  
Steve Rane

For District No. 3:

Jon R. Lee  
Jessica Brothers  
Steve Rane

Directors Kelly Farmer and Logan Grover had excused absences.

*Also present for the District: K. Sean Allen, Esq., White, Bear, Ankele, Tanaka  
& Waldron, Attorneys at Law, District general counsel and members of the  
public.*

Combined Meeting

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

Call to Order/Quorum

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

Disclosure Matters

Mr. Allen advised the Boards that, pursuant to Colorado law,



2022 Annual Administrative Resolution	Mr. Allen presented the 2022 Annual Administrative Resolution to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the resolution.
Director Appointment (District No. 3)	The Board of District No. 3 did not appoint any additional directors to sit on the Board at this time. It was noted that Director Grover did not seek re-election to the Board and his appointed term ends May 2022. As of May 2022 the board will have two vacancies which will be discussed at the October 2022 meeting.
Director Appointment (District No. 2)	The Board of District No. 2 did not appoint any additional directors to sit on the Board at this time. Mrs. Brothers withdrew her self nomination form for the May 2022 director election to avoid the cost of an election. As of May 2022 the board will have one vacancy which will be discussed at the October 2022 meeting.
District No. 3 Maintenance Committee Report; Maintenance Service Agreements; Maintenance Fees Imposition/Resolution, Maintenance Management Company	<p>Director Rane discussed the Maintenance Committee Report with the Board of District No. 3. He discussed the costs of operations and maintenance versus limited revenues. It was also noted that there is a need for more commercial owner to join the Maintenance Committee and Board of District No. 3.</p> <p>Director Rane discussed the scope of maintenance management services provided by Flagship. It was noted that Flagship needs to provide the District with maintenance expenditure/accounting information for review. He noted that snow removal may need to be removed from the landscaper's scope of services due to high cost and limited revenues.</p> <p>The 2022 Landscape Maintenance proposal from Brightview was reviewed. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal subject to conditional that Flagship verify the District has sufficient maintenance revenues to pay of the maintenance costs to the contractor.</p>
Next Regular Meeting	The next regular meeting of the Boards of Directors will be held on October 26, 2022.
Adjournment	There being no further business to come before the Boards, and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing minutes were approved by the Boards of Directors on October 26, 2022, and constitute a true and correct copy of the minutes of the above-referenced meeting.

*Steve Kane*

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Secretary for the Meeting