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,

	certain disclosures by the Directors may be required prior to taking official action at the meeting. The agenda for the meeting was reviewed, following which each Director confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed. The disclosure certificates, having been reviewed by the relevant Directors, were made part of the official minutes of the meeting by reference. The Boards determined that participation by the Directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.
Approval of Agenda	The Directors reviewed the agenda. Following discussion, upon motion duly made and seconded, the Boards approved the agenda for District Nos. 1-3 as presented.
Approval of Minutes	The joint minutes for District Nos. 1-3 from the October 27, 2021 and March 28, 2022 joint meetings were reviewed by the respective Boards. Following discussion, upon motion duly made and seconded, the Boards approved their respective minutes and joint minutes.
Public Comment	None.
Financial Matters	
Financial Statements and Payables	Director Rane and Director Brothers presented the March 31, 2022, financial statements and the payables. Following Discussion, upon motion duly made and seconded, the Boards approved and ratified their financial statements and payables.
2021 Audits	District Nos. 1 & 3 are exempt from the 2021 Audit. Following discussion, upon a motion duly made and seconded, the Boards of District Nos. 1 & 3 unanimously accepted the 2021 Audit Exemptions.
	The Board of District No. 2 reviewed the 2021 Draft Audit. Following discussion, upon motion duly made and seconded, the Board of District No. 2 unanimously accepted the 2021 Audit subject to a clean opinion from the auditor.
General Matters	
2022 Accounting and Construction Management Renewal Rates	Director Rane presented the 2022 accounting and construction renewal rates to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the rates.

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	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. 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.
	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.
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 Rane

Secretary for the Meeting