

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
PARKER JORDAN METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JANUARY 17, 2023

A regular meeting of the Board of Directors of the Parker Jordan Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, January 17, 2023 at 5:00 p.m. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Kevin Pettway, President
Kimberly Nuttall, Treasurer (via teleconference)
Christopher Sellers, Assistant Secretary
Lady Alice Shyong, Assistant Secretary

Also In Attendance Were:

Nic Carlson and Paul Wilson; CliftonLarsonAllen LLP
Tom George, Esq. & Brenden Desmond; Spencer Fane LLP
David Seek; Member of the Public

CALL TO ORDER

President Pettway called the meeting to order at 5:01 p.m.

PLEDGE OF ALLEGIANCE

President Pettway led the pledge of allegiance.

DECLARATION OF QUORUM, QUALIFICATIONS AND DISCLOSURE MATTERS

The Board was advised that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made of record, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of members present was necessary to obtain a quorum or otherwise enable the Board to act. The Directors had no undisclosed conflicts concerning the matters on the Agenda.

AGENDA

Upon a motion duly made by Director Sellers, seconded by Director Nuttall and, upon vote, unanimously carried, the Board approved the Agenda as presented.

PUBLIC COMMENT

None.

CONSENT AGENDA

Minutes of November 15, 2022 Regular Meeting

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President Pettway reviewed the Consent items with the Board, and the Board determined to move the bill.com item under Financial Matters for further discussion. Following review, upon a motion duly made by Director Sellers, seconded by Director Nuttall and, upon vote, unanimously carried the Board approved the Minutes of the November 15, 2022 Regular Meeting.

MAINTENANCE AND CONSTRUCTION

Landscape Maintenance Report: Mr. Kyzer was unavailable for the meeting and Mr. Carlson will follow up with BrightView regarding winter watering advanced notice and approval.

Approval of 2023 Amendment to Landscape Management Services Agreement: Following review, upon a motion duly made by Director Sellers, seconded by Director Nuttall and, upon vote, unanimously carried, the Board approved the 2023 Amendment to Landscape Management Services Agreement at a NTE amount of \$35,030. CliftonLarsonAllen LLP will follow up on a monthly payment cost.

FINACIAL MATTTERS

Current bill.com claims totaling \$34,094.30: Mr. Wilson reviewed and discussed the claims with the Board. Mr. Wilson requested the addition of \$5,000 for the 2022 Grant presented to WALK LLC. He also was asked to reflect a credit to BrightView in the future claims report. Following review and discussion, upon a motion duly made by Director Sellers, seconded by Director Nuttall and, upon vote, unanimously carried, the Board approved the claims totaling \$34,094.30 as amended.

December 31, 2022 Financial Statements and Cash Position Report: Mr. Wilson reviewed the Financial Statements and Cash Position Report with the Board. Following review, upon a motion duly made by Director Sellers, seconded by Director Nuttall and, upon vote, unanimously carried, the Board accepted the December 31, 2022 Financial Statements and Cash Position Report as presented.

MANAGER MATTERS

Other: Mr. Nicholson discussed the future 2023 meeting schedule with the Board. The Board determined to change to bi-monthly meetings and possibly transitioning to quarterly meetings later in the year.

LEGAL MATTERS

Executive Session pursuant to C.R.S. Section 24-6-402(4), for discussion of items pertaining to Vermilion Creek: Upon a motion duly made by President Pettway, seconded by Director Sellers and, upon vote, unanimously carried, the Board entered into Executive Session at 6:23 p.m.

Upon a motion duly made by President Pettway, seconded by Director Sellers and, upon vote, unanimously carried, the Board adjourned out of Executive Session at 7:41 p.m.

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No action was taken.

Other: The Board determined to call a virtual Special Meeting for Thursday, January 26, 2023 at 4:30 p.m.

DIRECTOR
MATTERS

Confirm quorum for February 21, 2023 regular meeting at 5:00 p.m.: Per the Board's decision to meet bi-monthly, the Board confirmed a quorum for March 21, 2023 at 5:00 p.m.

OTHER
MATTERS

None.

ADJOURNMENT

Upon a motion duly made by President Pettway, seconded by Director Sellers and, upon vote, unanimously carried, the Board adjourned the meeting at 7:41 p.m.

Respectfully submitted,

DocuSigned by:

Christopher Sellers

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Secretary for the Meeting