

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF PIONEER HILLS METROPOLITAN DISTRICT

HELD
February 10, 2022

The Board of Directors of Pioneer Hills Metropolitan District held a special meeting, open to the public, via Zoom at 5:00 p.m., Thursday, February 10, 2022.

ATTENDANCE

Directors in Attendance:

Doug Houston, President
Amanda Eno, Treasurer
Erin Kerr, Secretary
Victor Villarreal, Asst. Secretary
Amy Trautman, Asst. Secretary

Also, in Attendance:

Steve Johnson; Homeowners
Kevin Roth; Roth Lang Engineering Group, LLC
Karlle R. Ogden; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Amanda Castle, Jason Woolard, Nic Ortiz and Elaina Cobb; Pinnacle Consulting Group, Inc.

CALL MEETING TO
ORDER

The meeting was called to order at 5:01 p.m. by Director Houston, noting that a quorum was present.

CONFLICT OF
INTEREST
DISCLOSURE

Director Houston disclosed his ownership interest in a residential property within the boundaries of the District. Ms. Ogden advise that a written disclosure statement was filed with the Secretary of State prior to the meeting.

APPROVAL OF
AGENDA

The Board considered the agenda. Upon a motion duly made by Director Trautman, seconded by Director Eno, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

APPROVAL OF
MINUTES

The Board considered the minutes of the special meeting held on November 10, 2021. Upon a motion duly made by Director Eno, seconded by Director Kerr, and upon vote, it was unanimously

RECORD OF PROCEEDINGS

RESOLVED to approve the minutes of the special meeting held November 10, 2021, subject to legal counsel and the management team updating the 2022 Annual Administrative Resolution to reflect the designation of the official website of the District, <http://pioneer-hills.com>, as the posting place for notices of meetings, and the designation of the mailboxes located at approximately 15275 East Crestline Avenue, Aurora, Colorado 80015, as the public place within the boundaries of the District at which it may post notices of meetings if it is unable to post a notice on the District's official website.

PUBLIC COMMENT

There were no comments made by members of the public.

FINANCIAL ITEMS

Ratification of Claims: Ms. Castle reviewed the payables listing dated January 2021 through January 2022 for the District totaling \$67,771.76. Upon a motion duly made by Director Kerr, seconded by Director Eno, and upon vote, it was unanimously

RESOLVED to ratify the payables listing dated January 2021 through January 2022 for the District totaling \$67,771.76 as noted above.

Financial Statements: Ms. Castle reviewed with the Board the unaudited Financial Statements for the period ending December 31, 2021. Upon a motion duly made by Director Kerr, seconded by Director Trautman, and upon vote, it was unanimously

RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2021, as presented.

LEGAL ITEMS

Updated on Discussions with the Pioneer Hills Owners Association Regarding the Wetlands: Ms. Ogden reported to the Board that the Pioneer Hills Owners Association was receptive and understanding of the concerns for ownership of the Wetlands and recognized it would be a joint effort with the District.

Update on Proposed Amendment with the City of Aurora: Ms. Ogden reported to the Board that legal counsel has renewed the District's request to amend the current intergovernmental agreement with the City of Aurora to authorize the District to operate and maintain all or a portion of the Wetlands. Ms. Ogden noted there is an Aurora Water Committee meeting planned for this upcoming March where the proposed amendment may be considered.

Update on May 3, 2022 Election: Ms. Ogden provided the Board with an update on the May 3, 2022 Election noting that call for nominations will be prepared and sent to all eligible electors and will also be provided on the District's website. Ms. Ogden also noted that self-nomination forms can be

RECORD OF PROCEEDINGS

requested from the Designated Election Official, Ms. Liesmaki at Icenogle Seaver Pogue, P.C. Ms. Ogden reported that Director Houston, Director Villarreal, and Director Trautman's terms expire in May and will be up for election for three year terms.

EXECUTIVE SESSION

Mr. Scheirman advised the Board that it was permitted, upon compliance with requisite statutory procedures under the Colorado Open Meeting Law, Sections 24-6-402(4)(a), 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S., for the purposes of discussing the purchase, sale, acquisition, lease, transfer or sale of real, personal or other property interest, receiving legal advice on specific legal questions, and determining positions relative to matters that may be subject to negotiations and instructing negotiators related to the wetlands property transition and the proposed First Amendment to the Intergovernmental Agreement between the City of Aurora and the District authorizing additional operation and maintenance services and noted that the executive session will be recorded. Participants were cautioned to confine all discussion to the stated purpose of the executive session, were reminded that no formal action may be taken during the executive session, and if at any point any participant believes the discussion is going outside of the proper scope of the executive session, to interrupt and make an objection.

Director Eno then moved that the Board convene in Executive Session pursuant to Sections 24-6-402(4)(a), 24-6-402(4)(b) and 24-6-402(4)(e), C.R.S., for the purposes of discussing the purchase, sale, acquisition, lease, transfer or sale of real, personal or other property interest, receiving legal advice on specific legal questions, and determining positions relative to matters that may be subject to negotiations and instructing negotiators related to the wetlands property transition and the proposed First Amendment to the Intergovernmental Agreement between the City of Aurora and the District authorizing additional operation and maintenance services and noted the executive session was being recorded.

Director Trautman seconded the motion, which was approved by the Board at 5:29 p.m.

The Executive Session included Director Houston, Director Eno, Director Kerr, Director Villarreal, Director Trautman; Legal Counsel Karlie R. Ogden; Pinnacle Consulting Group, Inc. District Manager Geol Scheirman, District Administrator Elaina Cobb, Director of Capital and Facilities Jason Woolard, Assistant Project Manager Nic Ortiz, and Assistant Director of Finance and Accounting Amanda Castle.

The Executive Session concluded at 5:59 p.m.

The Board reconvened in open session at 5:59 p.m.

RECORD OF PROCEEDINGS

DISTRICT
MANAGEMENT ITEMS

Engagement of Roth Engineering: Mr. Woolard introduced Mr. Roth from Roth Lang Engineering, LLC, who provided an overview of the services he would be able to provide the District regarding the Wetlands. Director Houston requested Mr. Roth provide deliverables at the next Board meeting. Director Houston and Director Villarreal volunteered to be points of contact for Mr. Woolard and Mr. Roth. Upon a motion duly made by Director Trautman, seconded by Director Kerr, and upon vote, unanimously carried, it was

RESOLVED to approve the engagement of Roth Lang Engineering, LLC for professional engineering services not to exceed \$10,000.

Pinnacle Addendum to Contract for Wetlands Project: Mr. Woolard discussed the Pinnacle Addendum to Contract for the Wetlands Project noting that the team from Pinnacle would consist of Director of Capital Infrastructure and Facilities Management Jason Woolard, Assistant Project Manager Nic Ortiz, Senior District Facilities Manager Doug Campbell, and Facilities Manager Daryl Fields.

OTHER ITEMS

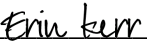
Director Comments: Director Houston requested all post meeting documents needing signatures be provided to the Board within 7 days of the Board meeting.

ADJOURNMENT

There being no further business to come before the Board and upon motion and second, the meeting was adjourned at 7:08 p.m.

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

Respectfully Submitted,

DocuSigned by:

Erin Kerr, Secretary for the Meeting