

MINUTES OF A REGULAR MEETING OF THE BOARD
OF DIRECTORS

OF

CLEAR CREEK STATION METROPOLITAN DISTRICT
NOS. 1-3

Held: Wednesday, September 21, 2016 at 6:00 p.m.
The Shed at Midtown, 1625 W. 67th Ave., Denver, CO 80221

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Marc Savela
Neil Simpson
Ashley Tarufelli
Chris Petro
Matthew Zielinski—Dist 2 only (*unexcused absence*)
James Shawlin—Dist 2 only (*absent*)

All directors' absences are deemed excused unless a contrary notation is recorded in these minutes.

Also present were Kristen D. Bear, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel, Virginia Hemphill and Kimberly Johanns, Simmons & Wheeler, District Accountants, Chris Sveum, IDES. See attached sign in sheet for additional attendees.

Call to Order/Declaration of
Quorum

Director Savela noted that a quorum of each Board was present and therefore called the meeting to order.

Director Disclosures

Ms. Bear 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 Boards reviewed the agenda for the meeting, following which each director confirmed the contents of any written disclosure previously made 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 Boards determined that the participation of the Directors present were necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda

Ms. Bear presented the Boards with the proposed agenda for the meeting. After consideration, a motion was duly made

and seconded to approve the agenda with amendments by each of the Boards. The motion was unanimously approved.

Approval of Minutes/Ratification of Actions from the July 13, 2016 and August 26, 2016 meetings

Ms. Bear presented the minutes of the meetings held July 13 and August 26, 2016 to the Boards. After review and discussion, a motion was duly made and seconded to approve the minutes as presented. The Boards approved the minutes unanimously.

Public Comment

Various members of the public addressed the Boards on topics of interest to the public. A transcript of public comment is not provided as part of the minutes or otherwise available. The minutes note a summary of major topics and actions addressed.

Ms. Maryann Rini commented that she would like to get information prior to Board meeting for community review and reiterated some concerns about the 2015 adopted budget relative to flowers and landscaping. Ms. Rini also requested a copy of the master declaration and guidelines and proposed that it be posted on the website. There was additional discussion regarding additional trash receptacles in the mail room and at the dog park. The Board indicated that they will look into the matter as part of the budget. Director Savela stated that increases to the budget could increase fees.

Mr. Philip Smith had questions regarding the audit approval relative to timing and its finality.

Board Discussion of Appointment of Committee Reports

The Boards reviewed the committee reports as follows:

Social Committee—the committee requested authorization for an updated calendar for community social events and requested a bulletin board be placed in the mail room.

Garden Committee—the committee provided a positive update on the garden area. They want to expand the garden opportunity to residents and submitted a proposal to convert the Agriburbia plot to a true community garden under Denver Urban Garden based on volunteer efforts.

Landscape Committee—the committee discussed getting a map of home owners responsibilities versus district responsibilities confirmed and posted for homeowner information. On the request for proposals for a new landscape maintenance company, it was suggested changing fertilizer to eco-friendly (safe for dogs and kids).

Legal Matters

Consider Builder's Risk Insurance

Ms. Bear presented the Builder's Risk Insurance to the Boards for consideration. Following a review and discussion, a motion was duly made and seconded to adopt the Builder's Risk Insurance policy by District No. 1. The motion was passed unanimously.

Financial Matters

Payables/Financials

Ms. Hemphill presented the Boards with paid claims for ratification and payable for approval. Following a review and discussion, a motion was duly made and seconded, to approve and ratify the paid claims and authorize payment of \$471,218 payables presented by the Boards. The motion was approved unanimously.

Ms. Hemphill presented the June 2016 financials to the Boards for consideration. Following a review and discussion, a motion was duly made and seconded to approve the financial statements as presented by the Boards. The motion was approved unanimously.

Discuss 2017 Draft Budget and Hearing Date

Ms. Hemphill presented the Boards with the 2017 Draft Budget for review. The Boards engaged in a general discussion regarding the proposed budgets. No action taken at this time.

The budget hearing will be held on the next regular scheduled meeting date, December 8 at 6:00pm.

Construction Matters

Ratification of Time and Materials Contract for Brightview and All Phase Landscaping

Ms. Sveum presented the Time and Materials Contract for Brightview and All Phase Landscaping to the Boards for ratification. Following a review, a motion was duly made and seconded to ratify the contracts by District No. 1. The Boards noted that the Contract would be superceded as a result of the public bidding process for the 2016/2017 service contract. The motion was passed unanimously.

Discuss RFP Process for Snow Removal

The Boards engaged in a discussion regarding the request for proposals process for snow removal. No action taken at this time.

Discuss RFP Process for Landscaping

The Boards engaged in a discussion regarding the request for proposals process for landscaping. No action taken at this time

District Manager's Report

The Boards reviewed the cash disbursements for the Districts. Following a review, a motion was duly made and seconded to approve/ratify the disbursements by the Boards. The motion was passed unanimously.

The Boards reviewed the Dogwood contract. Following a review and discussion a motion was duly made and seconded to approve option B of the contract, with waste station removal weekly by District No. 1. The motion was passed unanimously.

Other Business

None.

Next Meeting

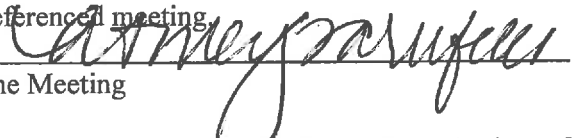
The next meeting will be a regular meeting held on December 8, 2016 at 6:00 p.m.

Adjourn

There being no further business to come before the Boards and upon motion duly made, seconded, and unanimously carried, the meeting was adjourned.

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

Secretary for the Meeting



The foregoing minutes were approved on the 8th day of December, 2016.

SIGN IN SHEET

REBECCA YAFFE	6706 AURUM DR.	
- Kelly FENDER	2101 W. 67th	Speak
• Mary Ann Pini	76652 Larch Dr	Speak
• Warren Highland		Speak
Mark Buchenfeldt	1949 W 67th Ave	
Sarah Blake	6739 Paritan Dr.	
SARA HUMB	6611 Larch Drive	
• Philip Smith	1836 W 68th Ave	speaks
Raquel Webster	1837 W. 67th Pl.	
Majken Koczava	6720 Morrison Dr.	
Niki Athanas	2111 W. 47th Place	
Amanda Champion	6711 Aurum Drive	
CECILIA SHADLER	1901 W 67th Ave	
Tim + Pat Parker	1882 W. 67th Ave	