

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF PIONEER HILLS METROPOLITAN DISTRICT

HELD
August 1, 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., Monday, August 1, 2022.

ATTENDANCE

Directors in Attendance:

Doug Houston, President
Erin Kerr, Secretary
Amy Trautman, Asst. Secretary

Directors Absent and Excused:

Amanda Eno, Treasurer
Victor Villarreal, Asst. Secretary

Also, in Attendance:

Karlie R. Ogden; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Jason Woolard, Nic Ortiz, Kenny Parish, and Jordan Wood; Pinnacle Consulting Group, Inc.

CALL MEETING TO ORDER

The meeting was called to order at 5:02 p.m. by Director Houston, noting that a quorum was present. The absences of Directors Eno and Villarreal were noted and excused.

CONFLICT OF INTEREST DISCLOSURE

Director Houston disclosed his ownership interest in a residential property within the boundaries of the District. Ms. Ogden advised that a written disclosure statement was filed with the Secretary of State at least seventy-two hours prior to the meeting.

APPROVAL OF AGENDA

The Board considered the agenda. Upon a motion duly made by Director Trautman, seconded by Director Kerr, 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 May 24, 2022. Upon a motion duly made by Director Houston, seconded by Director Trautman, and upon vote, it was unanimously

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RESOLVED to approve the minutes of the special meeting held May 24, 2022, as presented.

PUBLIC COMMENT

There we no comments made by the members of the public.

FINANCIAL ITEMS

Ratification of Claims: Mr. Scheirman reviewed the payables listing dated May through June 2022 for the District totaling \$11,484.65. Upon a motion duly made by Director Kerr, seconded by Director Trautman, and upon vote, it was unanimously

RESOLVED to ratify the payables listing dated May through June 2022 for the District totaling \$11,484.65 as noted above.

Financial Statements: Mr. Scheirman reviewed with the Board the unaudited Financial Statements for the period ending June 30, 2022. Upon a motion duly made by Director Houston, seconded by Director Kerr, and upon vote, it was unanimously

RESOLVED to accept the unaudited Financial Statements for the period ending June 30, 2022, as presented.

Mill Levy Discussion: The Board and Ms. Ogden reviewed and discussed the Financial Update regarding the ARI mill levy and historic mill levy comparisons. Upon a motion duly made by Director Houston, seconded by Director Kerr, and upon vote, it was unanimously

RESOLVED to authorize General Counsel and Pinnacle to coordinate with the City of Aurora to address the outstanding ARI mill levy and forthcoming ARI mill levy adjustments.

LEGAL ITEMS

Limited Maintenance Agreement and Easement: Ms. Ogden presented the revised Limited Maintenance Agreement and Easement with the Pioneer Hills Owners Association to the Board. After discussion and upon a motion duly made by Director Houston, seconded by Director Trautman, and upon vote, it was unanimously

RESOLVED to approve the Limited Maintenance Agreement and Easement, accepting the requested revisions from the Pioneer Hills Property Owners Association and subject to preparation of a property map of the Wetlands prepared to be incorporated as Exhibit A.

DISTRICT
MANAGEMENT ITEMS

Update of Wetlands Project: Mr. Woolard presented updates and asked for clarification in regard to Pinnacle's management responsibilities with regards

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to the wetlands maintenance services. The Board discussed its intent to have Directors Houston and Villareal serve as the primary point of contact for wetlands maintenance contractors. It was agreed that Directors Houston and Villareal would meet with Mr. Woolard in the coming weeks to discuss roles and responsibilities for future wetlands projects.

SavATree, LLC: Mr. Woolard presented the SavATree master services agreement and work order for the wetlands tree assessment. Upon discussion a motion was duly made by Director Kerr, seconded by Director Trautman, and upon a vote of Director Kerr and Director Trautman in favor and Director Houston not in favor, the contract was approved.

RESOLVED to approve the Master Services Agreement and Work Order with Sav A Tree, LLC for the wetlands tree assessment.

Landscaping Services: Director Houston presented proposals from All Phase and EDI as potential vendors for landscaping maintenance services within the wetlands. Upon further discussion, a motion was duly made by Director Houston, seconded by Director Kerr, and upon vote, it was unanimously.

RESOLVED to approve the proposal from All Phase, subject to the addition of graffiti removal services and directed the preparation and execution of a corresponding Master Services Agreement and Work Order with All Phase.

Professional Assessments: Mr. Woolard presented options for professional assessments with regards to the wetlands. Upon further discussion, a motion was duly made by Director Houston, seconded by Director Kerr, and upon vote, it was unanimously.

RESOLVED to direct Pinnacle to pursue proposals for a pedestrian bridge and drainage channel assessment with review and involvement from Directors Houston and Villareal.

OTHER ITEMS

Director Comments: Director Houston discussed potentially limiting walkway access for the wood bridge to the commercial shopping areas based on safety concerns. It was determined further research would need to be completed and the discussion was tabled.

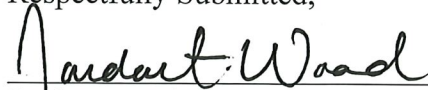
ADJOURNMENT

There being no further business to come before the Board and upon motion and second, the meeting was adjourned at 8:06 p.m.

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

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Respectfully Submitted,



Jordan Wood, Secretary for the Meeting