

MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
LITTLETON VILLAGE METROPOLITAN DISTRICT NOS. 1-3  
HELD  
MARCH 20, 2018

A special meeting of the Board of Directors of the Littleton Village Metropolitan District Nos. 1-3 was held on March 20, 2018 at 6:30 p.m. at Douglas Buck Recreation Center, 2004 West Powers Ave., Littleton, Colorado. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Gardiner G. Hammond  
Theodore E. Cox  
Ken Martinelli, District No. 2  
Marianne Gonzalez, District No. 2

Also in attendance were:

Denise Denslow & Geol Scheirman; CliftonLarsonAllen LLP  
Trish Harris; White Bear Ankele Tanaka & Waldron  
Gwen Grover; 520 East Fremont Place  
Lynn Christensen; 600 East Fremont Place  
Brian Frailey; 676 East Hinsdale Avenue  
Sara & Wayne Webb; 606 E. Dry Creek Road  
Jim Bowlby; 7464 South Pennsylvania Street  
Chris Finuliar; 636 East Hinsdale Avenue  
Holly Bundschu, 556 East Fremont Place

Call to Order/Declaration  
of Quorum/Joint Meetings

The Boards of Directors of Littleton Village MD Nos. 1, 2 & 3 called the meeting to order at 6:34 p.m. and confirmed quorum was present.

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of action 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.

Director Qualifications  
Conflicts of Interest /  
Reaffirmation of  
Disclosures

The Boards were advised that pursuant to Colorado law, certain disclosures by the Boards' members may be required prior to taking official action at the meeting. The Boards reviewed the Agenda for the meeting, following which each Board member confirmed the contents of written disclosures 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.

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.

Consent Agenda  
And Minutes

Agenda for March 20, 2018 Special Board Meeting

Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board approved the March 20, 2018 agenda, as presented.

Minutes for February 27, 2018 Special Board Meeting

Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board approved the minutes from the February 27, 2018 special Board meeting, as presented.

Update on 2018  
Directors' Election

Ms. Harris provided an update on the 2018 Directors' election to the Board, stating that there are 2 candidates for the 2 year vacancy and 5 candidates for the 4 year vacancy. The District will be required to go to an election.

Ms. Harris also informed the Board that she is waiting on a report regarding the 2014 Bond refinancing and then will provide them with an update.

Public Comments

Mr. Bowlby inquired as to what leverage the District has against the Builders. Mr. Hammond stated that the District has leverage during the turnover process with the Builders.

Mr. Bowlby also requested that the next agenda include updates on the builder and the City and inquired about costs for operating without developer contribution. CliftonLarsonAllen informed the Board and the public that they are looking into funds, reviewing funds versus expenses to find a balance. There are concerns about a shortage of funds for the District without having developer funding.

Mr. Bowlby asked for discussion for understanding financials and for there to be a financial statement, possibly 3 pages, updated with expenses, for the community for meetings.

Ms. Christensen wanted to inform community that Carol Fey, City Council Representative for the District, will have a meeting on July 21<sup>st</sup> at 9:30am in Littleton Village.

There was discussion about the new Century condominiums and that they will have an owners association, separate from District, but will still contribute to District for common area maintenance.

Mr. Frailey stated his concern regarding the height of signage next to the sidewalks and the safety of residents.

Ms. Bundschu expressed there will be a community meeting at the "Board Room" Restaurant.

### Manager Items

#### Update on Parking Issues

##### 1. Signage Installation

Mr. Scheirman updated the Board on signage installation throughout the District.

##### 2. Towing Proposal

Mr. Scheirman reviewed the towing proposal with the Board.

The Board requested that Mr. Scheirman determine whether or not resident signature is required in order for towing to occur.

#### Discuss Dog Waste

##### 1. Flagging Waste Project

Mr. Scheirman provided an update on the flagging project to the Board. The flagging is to begin immediately and an email will be sent out to residents to inform them of its purpose.

Removal of waste to be done on Tuesday and Friday.

Mr. Scheirman will review options for the Century court yard trash cans, as residents have complained of the smell.

##### 2. Consider Proposals for Dog Waste Patrol Services

Tabled till later meeting if issues continue.

Review and Consider Approval of Community Bulletin Board

The Board asked Mr. Scheirman to obtain other quotes for the bulletin board to try and reduce costs. Mr. Scheirman agreed and will verify signage codes regarding the community bulletin board.

Ratify Approval of Wayfinding Signage

This item was tabled until proposals are received. This will be for deliveries and guests to be directed to the correct address in the community.

Ratify and Clarify Appointment of Persons to the Architectural Control Committee

Following review, upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote, unanimously carried, the Board ratified approval of appointing Ken Martinelli, Mike Bolsinger and Gardiner Hammond to the Architectural Control Committee for District No. 2, relative to the declaration that applies to the Century and Richmond homes, but not to the multi-family parcels.

Other

None.

Director Items

Other

Director Hammond informed the community that the letter acceptance has been received from City for Dry Creek and Broadway construction.

Mr. Bowlby asked about parking on Fremont and Mr. Hammond informed him this is with the City of Littleton and they would consider once construction was done.

Next Meeting

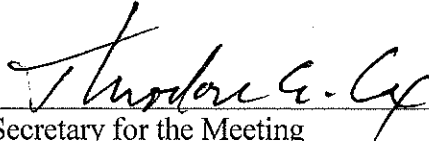
Confirm Quorum for April 24, 2018 Regular Board Meeting

Following discussion, upon a motion duly made by Director Hammond, seconded by Director Cox and, upon a vote, unanimously carried, the Board confirmed quorum for the April 24, 2018 regular Board meeting.

Adjournment

Upon a motion duly made by Director Cox, seconded by Director Martinelli and, upon vote unanimously carried, the Board adjourned the meeting at 8:10 p.m.

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

  
Secretary for the Meeting