

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NOS. 1-3
HELD
MAY 23, 2017

A regular meeting of the Board of Directors of the Littleton Village Metropolitan District Nos. 1-3 was held on May 23, 2017 at 10:30 a.m. at the Offices of WBA, 2154 East Commons Ave, Ste 2000., Centennial, Colorado. The meeting was open to the public.

Attendance

In attendance were the following Directors:

Gardiner G. Hammond
Theodore E. Cox
Blair Hammond

Also in attendance were:

Stephanie Net, Denise Denslow and Thuy Dam; CliftonLarsonAllen LLP
Trisha Harris, Esq. and William Ankele; White Bear Ankele Tanaka &
Waldron
Lynn Christensen, Resident
WK Kirk, Resident
Mike Bolsinger, Resident
Ken Martinelli, Resident
Sara and Wayne Webb, Resident
Ken Henry, Resident
Marianne Gonzalez, Resident

Call to Order/Declaration
of Quorum/Joint Meetings

Director Cox noted that a quorum of the Boards was present and the joint regular meeting of the Boards of Directors of Littleton Village MD Nos. 1-3 was called to order at 10:50 a.m.

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

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

Public Comments

Introductions were made at the start of the meeting. Mr. Ankele briefed the public on the basics of the District.

The following residents from the community addressed the Board with their questions and/or concerns:

WK Kirk: expressed his concerns about parking, waste policies & additional dog stations.

Marianne Gonzales: suggested signage for addresses

Ken Martinelli: requested update on commercial development

Ken Henry: inquired on fees and covenant enforcement

Sara Webb: inquired on ADA access to home and landscaping maintenance

The Board thanked the residents for their input and will look into these concerns and inquiries.

Financial Matters

Review and Acceptance of Cash Position Schedule updated as of April 30, 2017

Ms. Dam reviewed the Current Cash Position report with the Board. Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board accepted the Current Cash Position Schedule as of April 30, 2017.

Review, Ratify and Approve Claims

Ms. Dam presented the Claims report with the Board. Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board approved the claims represented by check numbers 1399 through 1409 totaling \$81,838.99.

Other

None.

Legal Matters

Review and Consider Approval of the Fourth Amendment to the Construction Funding Loan Agreement

Ms. Harris reviewed the agreement with the Board. Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board approved the Fourth Amendment to the Construction Funding Loan Agreement.

Review and Consider Approval of the Amended and Restated Resolution regarding the Imposition of an Administrative Fee and Design Review Fee

Ms. Harris reviewed the agreement with the Board. Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board approved the Amended and Restated Resolution regarding the Imposition of an Administrative Fee and Design Review Fee.

Executive Session

Not needed.

Other

None.

Manger Items

Discuss Interim Fee on Non-Resident Properties

This item is deferred until further development with the commercial area.

Discuss Landscape Maintenance

Mr. Laudick notified us of landscape turnover for the District.

Architectural Review Request Spreadsheet

Ms. Net mentioned the spreadsheet is included as an informational item and that no action is necessary.

Capital Improvement Matters

Construction Report

Mr. Hammond stated construction is complete and is now under maintenance & warranty of construction. He noted city acceptance of the construction on Broadway is still pending.

Review and Approval of Change Orders

Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board approved the change order No. 1 regarding fence repair totaling \$2,173.60.

Richmond Improvements Turnover

Ms. Net updated the Board on the status of the turnovers.

Century Communities Improvements Turnover
Ms. Net noted there were no updates.

Director Items

Discuss Board Vacancies and Consider Appointments for District No. 2
The Board discussed the vacancies and candidates. Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board appointed Lynn Christensen and Ken Martinelli on the Board. Oaths were administered.

Other Business

The Board discussed holding the Budget meeting in the afternoon/evening at a community location close to the District to better accommodate the residents.

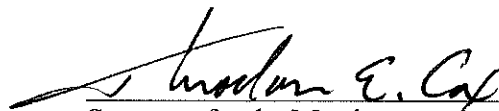
Next Meeting

Confirmation of Quorum
The Board confirmed a quorum tentatively for the next Board meeting on Tuesday, June 27, 2017 at 10:30 a.m. however the meeting might be need to be rescheduled.

Adjournment

Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board adjourned the meeting at 12:20 p.m.

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 27th day of June, 2017.