

MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
LITTLETON VILLAGE METROPOLITAN DISTRICT NOS. 1-3
HELD
JANUARY 23, 2018

A regular meeting of the Board of Directors of the Littleton Village Metropolitan District Nos. 1-3 was held on January 23, 2018 at 10:30 a.m. at 2154 E. Commons Avenue, Suite 2000, Centennial, 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

Also in attendance were:

Denise Denslow, Geol Scheirman & Thuy Dam; CliftonLarsonAllen LLP
William P. Ankele; White Bear Ankele Tanaka & Waldron
Wayne & Sara Webb; 606 East Dry Creek Place
Marianne Gonzalez; 558 East Dry Creek Place
Holly & Tony Bundschu; 556 East Fremont Place
Mike Bolsinger; 544 East Dry Creek Place
Karma Dingman; 576 East Fremont Place
Cheris Frailey; 676 East Hinsdale Avenue
Deb Keith; 7498 South Pennsylvania Street
Carole Tucker; 7436 South Logan Street
Terry Stalker; 651 East Dry Creek Circle
Lynn Christensen; 600 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 10:37 a.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 February 27, 2018

Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board approved the January 23, 2018 agenda as presented.

Minutes for November 14, 2017

Upon a motion duly made by Director Hammond, seconded by Director Martinelli and, upon vote unanimously carried, the Board approved the minutes as presented for November 14, 2017.

Public Comments

Ms. Stalker requested that there be more transparency regarding the enforcement process for covenant violations with the community.

Ms. Gonzalez suggested that the District consider adding a community discussion board for comments on the District's website.

Ms. Christensen stated that a community meeting to discuss commercial development and construction defects within the District was scheduled for Saturday, January 27, 2018.

Discussion ensued regarding construction defects throughout the community. Ms. Denslow informed the residents that complaints about construction defects need to come from the individual resident and not the District.

Mr. Bolsinger inquired about District responsibility in regards to shared walls within the units and how maintenance will be maintained moving forward and also asked what the District is doing to enforce violations.

Residents suggested forming an owner advisor board or an HOA. They were informed that 100% of homeowners would need to provide consent in order for an HOA to be formed.

Residents inquired as to how signage and installation location for “no parking” in the alleyways is decided and it was suggested that the District consider a permit system.

Financial Matters

Other

Ms. Dam reviewed the prior and current claims with the Board.

Following review, upon a motion duly made by Director Hammond seconded by Director Cox and, upon a vote, unanimously carried, the Board approved the prior claims represented by check numbers 1000-1007 and totaling \$40,711.24 and current claims represented by check numbers 1008-1017 and totaling \$79,574.13.

Legal Matters

Executive Session

Not needed.

Other

Mr. Ankele presented an update on separating District No. 2 from District No. 1 and District No. 3, to the Board and public present.

Mr. Ankele informed the Board that Self Nomination forms for the upcoming May 8, 2018 Director Elections are due by 5:00 p.m. on March 2, 2018. He also stated that the forms would be available on the District website. Mr. Ankele suggested that at the February Board meeting, the Board vote on an appointment to fill Ms. Christensen’s vacancy until the election in May.

Manager Items

Landscape Report

The Board approved an addendum to the Landscaping and Snow Removal Agreement with Brightview. An updated map will be provided.

Review and Consider Ratifying Approval of Brightview Winter Watering Proposal

Board reviewed and ratified the approval of the winter water proposal from Brightview for trees and shrubs in the community totaling \$2900.00.

Discuss Denver Water Turnover Process

The District will take ownership of payment to Denver water once the spring 2018 turnover is complete.

Update on Covenant Enforcement

Mr. Scheirman updated the Board and community on current violations in the community.

Update on Concrete Repairs

Mr. Scheirman updated the Board and community on the concrete repairs and replacement project. The Board will be walking with the developers prior to final acceptance of the project

Update on Parking Improvements

Signage Installation

Mr. Scheirman informed the Board and community that no parking signage has been installed in the middle and south sections. There are 3 additional signs to be installed- weather depending.

Towing Proposal

Mr. Scheirman presented a towing proposal to the Board. Legal requested that they review the agreement and the authority the District has regarding towing and ticketing. The Board tabled decision till Legal can review.

Update on Pet Waste Removal

Review and Discuss Pet Waste Clean-Up Proposals

DoodyCalls Pet Waste Removal

Pet Scoop, Inc.

PooPrints by Pet Scoop, Inc.

This item was tabled until the February Board meeting.

Capital Improvements

Construction Report

Tabled.

Update on Commercial Area

Tabled.

Update on Improvements Turnover

Tabled.

Director Items

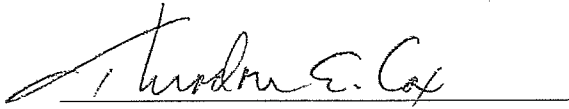
Other

Tabled.

Adjournment

Upon a motion duly made by Director Hammond, seconded by Director Cox and, upon vote unanimously carried, the Board adjourned the meeting at 12:35 p.m.

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

A handwritten signature in cursive script, appearing to read "Thurston E. Cox", is written over a horizontal line.

Secretary for the Meeting