

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF
PIONEER METROPOLITAN DISTRICT NO. 3
HELD
OCTOBER 21, 2024**

A Regular Meeting of the Board of Directors (the “Board”) of the Pioneer Metropolitan District No. 3 (the “District”) was held in accordance with applicable statutes of the State of Colorado on Monday, October 21, 2024 at 2:00 p.m. This meeting was held via teleconference. The meeting was open to the public

ATTENDANCE

Directors in attendance were:

Joel Farkas, President

Toni Serra, Treasurer

Also present were:

Paula Williams, Esq., Eric Trout, Esq. and Lisa Jacoby; McGeady Becher Cortese Williams P.C.
Paul Wilson; CliftonLarsonAllen LLP (“CLA”)

Michael Wolfersperger; Independent District Engineering Services, LLC (“IDES”)

Justin Hay; Stacklot, L.L.C.

Barry Fehr; Pioneer Metropolitan District No. 5 Board Member

Loren Fehr; Pioneer Metropolitan District No. 5 Board Member

Juliet Farkas; Board Candidate

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest:

Ms. Jacoby confirmed a quorum and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board to the Secretary of State. The members of the Board (the “Directors”) were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Directors prior to this meeting in accordance with statute. Ms. Jacoby noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors.

Agenda:

The Board reviewed the Agenda for the District’s Regular Meeting.

Following discussion, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board approved the Agenda.

Approval of Meeting Location and Posting of Notices:

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting.

Following discussion, and upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board determined to meet by electronic means. Notice of this meeting providing the date, time and location, including participation information, was duly posted and no taxpaying electors within the District’s boundaries objected or requested that the means of hosting the meeting be changed.

Public Comment:

There were no public comments.

Board Appointment:

The Board discussed the three vacancies on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible electors, Juliet Farkas and Elizabeth Farkas, were nominated to serve on the Board. Following discussion, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board appointed Juliet Farkas and Elizabeth Farkas to fill two vacancies on the Board. Ms. Jacoby noted that the Oaths of Office will be administered outside of the Board Meeting.

Appointment of Officers:

Following discussion, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	Joel Farkas
Treasurer:	Toni Serra
Assistant Secretary:	Juliet Farkas
Assistant Secretary:	Elizabeth Farkas
Secretary:	Lisa A. Jacoby (non-elected)

CONSENT AGENDA

The Board considered the following item on the Consent Agenda:

- Minutes of the September 16, 2024, Regular Meeting

Upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board approved the Consent Agenda item.

LEGAL MATTERS

Public Hearing to Consider Inclusion of 185.0 Acres:

Ms. Jacoby opened the public hearing to consider the Petition for Inclusion of approximately 185.0 acres of real property owned by Pioneer Holdco, LLC into the District boundaries.

It was noted that publication of Notice stating that the Board would consider the inclusion of the real property, and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing. No public comments were received, and the public hearing was closed.

The Board reviewed the Petition for Inclusion and the Resolution for Inclusion. Following discussion, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board adopted Resolution No. 2024-10-01; Resolution of the Board of Directors of Pioneer Metropolitan District No. 3 for Inclusion of Real Property, consisting of approximately 185.0 acres owned by Pioneer Holdco, LLC, into the District boundaries.

Public Hearing to Consider Inclusion of 687.0 Acres:

Ms. Jacoby opened the public hearing to consider the Petition for Inclusion of approximately 687.0 acres of real property owned by Pioneer Holdco, LLC into the District boundaries.

It was noted that publication of Notice stating that the Board would consider the inclusion of the real property, and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing. No public comments were received, and the public hearing was closed.

The Board reviewed the Petition for Inclusion and the Resolution for Inclusion. Following discussion, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board adopted Resolution No. 2024-10-02; Resolution of the Board of Directors of Pioneer Metropolitan District No. 3 for Inclusion of Real Property, consisting of approximately 687.0 acres owned by Pioneer Holdco, LLC, into the District boundaries.

OTHER MATTERS

Confirm Quorum for 2025 Budget Hearing and Statutory Annual Meeting:

The Board confirmed a quorum for the 2025 Budget Hearing and Statutory Annual Meeting for Monday, November 18, 2024, at 2:00 p.m., via Zoom.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

The foregoing record constitutes a true and correct copy of the Minutes of the above-referenced meetings.

Lisa Jacoby
Secretary for the meeting