

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
KEENESBURG PARKWAY METROPOLITAN DISTRICT NO. 2  
(formerly Pioneer Metropolitan District No. 3)  
HELD  
JANUARY 20, 2025**

A Regular Meeting of the Board of Directors (the “Board”) of the Keenesburg Parkway Metropolitan District No. 2 (formerly Pioneer Metropolitan District No. 3) (the “District”) was held in accordance with applicable statutes of the State of Colorado on Monday, January 20, 2025, 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  
Juliet Farkas, Assistant Secretary  
Elizabeth Farkas, Assistant Secretary

**Also present were:**

Paula Williams, Esq., Eric Trout, Esq. and Lisa Jacoby; McGeady Becher Cortese Williams P.C.  
Paul Wilson and Paula Hooper; CliftonLarsonAllen LLP (“CLA”)  
Michael Wolfersperger; Independent District Engineering Services, LLC (“IDES”)  
Justin Hay; Stacklot, L.L.C.  
Ned Skoglund; Public

**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 Joel 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 Joel 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.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Joel Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board determined that notices of meetings of the Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website: <https://pioneermetropolitandistricts.specialdistrict.net/>, or if the website is unavailable, on a post within the boundaries of the District.

**Public Comment:**

There were no public comments.

**CONSENT AGENDA**

The Board considered the following Consent Agenda item:

- Minutes of the November 18, 2024, Regular Meeting

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

**LEGAL MATTERS**

**Name Change of Pioneer Metropolitan District No. 3 to Keenesburg Parkway Metropolitan District No. 2:**

The Board discussed the name change from Pioneer Metropolitan District No. 3 to Keenesburg Parkway Metropolitan District No. 2 and considered adoption of Resolution No. 2025-01-01; Resolution for Name Change

Following discussion, upon motion duly made by Director Joel Farkas, seconded by Director Juliet Farkas, and upon vote unanimously carried, the Board adopted Resolution No. 2025-01-01; Resolution for Name Change, changing the name of Pioneer Metropolitan District No. 3 to Keenesburg Parkway Metropolitan District No. 2, and authorized necessary actions in connection therewith.

**Public Hearing on Exclusion of Approximately 31.0 acres of Real Property out of the Boundaries of Pioneer Metropolitan District No. 3:**

The Board opened the public hearing to consider the Petition for Exclusion by Pioneer Holdco, LLC, excluding approximately 31.0 acres of real property out of the boundaries of Pioneer Metropolitan District No. 3.

It was noted that publication of Notice stating that the Board would consider the Exclusion 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.

Following discussion, upon motion duly made by Director Joel Farkas, seconded by Director Juliet Farkas, and upon vote unanimously carried, the Board adopted Resolution No. 2025-01-02; Resolution for Exclusion of Real Property of approximately 31.0 acres owned by Pioneer Holdco, LLC, out of the boundaries of Pioneer Metropolitan District No. 3.

## **OTHER MATTERS**

### **Confirm Quorum for February 17, 2025, Regular Board Meeting:**

The Board confirmed a quorum for the February 17, 2025, Regular Board Meeting 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