

## RECORD OF PROCEEDINGS

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### MINUTES OF THE COORDINATED REGULAR MEETING OF THREE SPRINGS METROPOLITAN DISTRICT NO. 1 THREE SPRINGS METROPOLITAN DISTRICT NO. 2 AND THREE SPRINGS METROPOLITAN DISTRICT NO. 3

HELD

JULY 12, 2016

The Coordinated Regular Meeting of the Boards of Directors (“Board”) of the Three Springs Metropolitan District No. 1 (“District No. 1”), Three Springs Metropolitan District No. 2 (“District No. 2”) and Three Springs Metropolitan District No. 3 (“District No. 3”, and together with District No. 1 and District No. 2, the “Districts”) was held at 175 Mercado Street, Suite 240, Durango, Colorado, on July 12, 2016 at 3:00 p.m.

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ATTENDANCE

Directors in Attendance Were:

Patrick Morrissey  
Regina Dunn  
Tim Zink  
Patrick S. Vaughn  
Gary Whalen

Absent (excused):

None.

Also in Attendance:

Ross Weiser of GF Properties Group, LLC (“GF Properties”)  
Dan Brown, GF Properties  
Jon Penny, GF Properties  
Stacy Toppin, GF Properties  
Suzy Hey, GF Properties  
Paul Cockrel of Collins Cockrel & Cole, via telephone  
Sarah H. Luetjen of Collins Cockrel & Cole, via telephone

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NOTICE

It was noted that Notice had been properly posted in accordance with statutory requirements.

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DISCLOSURE OF  
POTENTIAL CONFLICT  
OF INTEREST

Mr. Cockrel reported that general conflict of interest statements had been received from all directors and previously filed with the Secretary of State at least 72 hours in advance of the meeting, disclosing potential conflicts of interest as follows.

Chairman Morrissey is the Senior Vice President of and employed by GF Properties Group, LLC (“GFP”), a Colorado limited liability company, which is affiliated with GRVP, LLC (“GRVP”), a Colorado limited liability company, which is the owner and master developer of all or a significant share of the developable real property within the District. Additionally, he is the Vice President of Tierra Group, LLC (“Tierra”), which is the sole member of (i) GRVP and (ii) Tierra Vision Homes, LLC, Tierra Custom Homes, LLC, GFP Mercado, LLC, Confluence Durango, LLC and GFP 3S Apartments, LLC, related entities which own or will own and improve properties within the Districts. GFP, GRVP and Tierra are each indirectly owned by the Southern Ute Indian Tribe (the “Tribe”). The Tribe is the sole member of GFMC, LLC (“GFMC” and together with the Tribe, GFP, Tierra and GRVP, the “Companies”), which is also the manager of each of the Companies. He is regularly authorized by GFMC to carry out various management activities of the Companies. Although he is an officer, employee and agent of the Companies, he is not an owner or creditor of the Companies, nor does he have any other substantial financial interest in the Companies.

Director Vaughn is the President of GF Properties Group, LLC (“GFP”), a Colorado limited liability company, and employed by Southern Ute Growth Fund, which is affiliated with GRVP, LLC (“GRVP”), a Colorado limited liability company, which is the owner and master developer of all or a significant share of the developable real property within the District. Additionally, he is an officer of Tierra Group, LLC (“Tierra”), which is the sole member of (i) GRVP and (ii) Tierra Vision Homes, LLC, Tierra Custom Homes, LLC, GFP Mercado, LLC, Confluence Durango, LLC and GFP 3S

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Apartments, LLC, related entities which own or will own and improve properties within the District. GFP, GRVP and Tierra are each indirectly owned by the Southern Ute Indian Tribe (the "Tribe"). The Tribe is the sole member of GFMC, LLC ("GFMC" and together with the Tribe, GFP, Tierra and GRVP, the "Companies"), which is also the manager of each of the Companies. He is an authorized representative of GFMC for various business purposes. Although he is an officer, employee and agent of the Companies, he is not an owner or creditor of the Companies, nor does he have any other substantial financial interest in the Companies.

Directors Whalen, Dunn and Zink are also employed by GFP. Additionally, Director Whalen is the Vice President of GFP.

All Directors present stated that the participation of at least three of them in the meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act; that written disclosures of such potential conflicts of interest of each Director had been filed with the Board and the Secretary of State in accordance with statutory requirements; and that the nature of each Director's private interests related to their employment and/or officership positions with the above-mentioned entities. After each Director had summarily stated for the record the fact and nature of his private interests and had further stated that the determination to participate in voting or take any other action on any contract or other matter in which he may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned their attention to the agenda items.

All Disclosure of Potential Conflict of Interest Statements previously filed are deemed continuing for all purposes and are incorporated into the record of the meeting

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### MINUTES

The Board reviewed the minutes of the June 7, 2016 Special Meeting. After discussion and upon motion duly made by Director Whalen, seconded by Director Dunn and unanimously carried, the minutes of the meeting were approved as presented.

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### FINANCIAL REPORT

Dan Brown presented a summary of invoices totaling \$85,644.66 for ratification and payment, which summary is attached hereto and incorporated herein by this reference. After discussion and upon motion duly made by Director Vaughn, seconded by Director Whalen and unanimously carried, the Board ratified disbursements and payment of various District costs totaling \$85,644.66 as set forth on the summary.

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### 2015 AUDIT FOR DISTRICT NOS. 1 & 3

Ross Wieser presented the 2015 Audits for each District to the Board. No deficiencies or comments were noted by Simmons & Wheeler, P.C. After discussion and upon motion duly made, seconded and unanimously carried, the board accepted the audits as presented.

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### DEVELOPMENT REPORT

Jon Penny presented the contracts for approval, a summary of which is attached hereto and incorporated herein by this reference:

<u>Aztec Landscaping:</u>	\$112,500
<u>James Real Estate Services:</u>	\$12,000
<u>Tava Wu Cuttum:</u>	\$6,000

Mr. Penny next presented the following Change Orders for approval, a summary of which is attached hereto and incorporated herein by this reference:

<u>Azteca Landscape Inc.:</u>	
CO #1	\$12,500
CO #2	\$3,367

After discussion and upon motion duly made by Director Vaughn, seconded by Director Dunn and unanimously carried, the Board

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approved the Change Orders as presented and appropriation of funds therefor.

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### NOTICE POSTING

Mr. Cockrel presented the Resolutions designating the location for each District to post the 24-hour agenda notices as required by statute. Upon motion duly made, seconded and unanimously carried, the Board adopted the Resolutions designating 175 Mercado Street, #240, Durango, as the posting location for each of the Districts.

### DISTRICT NO. 4 STATUS UPDATE

Mr. Cockrel informed the Board that the Findings, Order and Decree has been recorded with the La Plata County Clerk and Recorder and the District has been deemed organized. The organization meeting is scheduled for July 12, 2016 at 3:45 p.m.

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### MEETING ADJOURNED

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

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Sarah H. Luetjen, Secretary for the Meeting

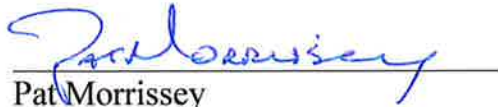
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APPROVED



Patrick S. Vaughn



Pat Morrissey



Tim Zink



Gary Whalen



Regina Dunn