

**MINUTES OF A JOINT REGULAR MEETING OF  
THE BOARDS OF THE  
PARKDALE METROPOLITAN DISTRICT NOS. 1-3 & PARKDALE COMMUNITY  
AUTHORITY  
HELD WEDNESDAY, APRIL 15, 2026 AT 4:00 PM  
VIA TELECONFERENCE**

The joint regular meeting of the Boards of Directors of Parkdale Metropolitan District Nos. 1-3 & Parkdale Community Authority was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

**Attendance**

**Parkdale Metropolitan District No. 1:**

Sarah Hunsche, Treasurer  
Malinda Scott, Secretary  
Samuel Badger, President  
Thomas Wendorff, Assistant Secretary

**Parkdale Metropolitan District Nos. 2-3:**

Sarah Hunsche, President  
Chris Elliott, Assistant Secretary  
Jonathan Adkins, Director

**Parkdale Community Authority:**

Sarah Hunsche, President (District No. 1 Member)  
Malinda Scott, Secretary (District No. 1 Member)  
Chris Elliott, Treasurer (District No. 2 Member)  
Jonathan Adkins (District No. 2 Member)

Director Corey Elliott and Director Matthew Cavanaugh were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District and Authority General Counsel; Natasha Keppen and Jackie Casas, AdvanceHOA Management, District and Authority Manager; Alyssa Ferreira, CliftonLarsonAllen, LLP, District and Authority Accountant; and Members of the Public.

**Call to Order/Declaration of Quorum**

It was noted that a quorum of the Boards was present, and the meeting was called to order.

### **Conflict of Interest Disclosures**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Murphy inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

### **Combined Meetings**

The Boards of Directors of the Districts and the Authority have determined to hold joint meetings of the Districts and Authority and to prepare joint minutes of action taken by the Districts and Authority in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts and Authority collectively. Where necessary, action taken by an individual District will be so reflected in these minutes.

### **Confirmation of Posting of Meeting Notices**

Ms. Murphy confirmed the meeting notices were posted as required by law.

### **Approval of Agenda**

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended.

### **Public Comments**

None.

### **Consent Agenda**

Ms. Murphy reviewed the items on the consent agenda with the Boards. Ms. Murphy advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Minutes from March 18, 2026 Regular Meeting; and
- Work Order #2623 with Environmental Landworks Company, Inc. for Pool Dog Station Enhancement

## **Legal Matters**

Other Legal Matters – None.

## **Financial Matters**

Consider Ratification of Claims (Authority) – Ms. Ferreira presented the Claims in the amount of \$51,103.07 to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously ratified the Claims.

Consider Approval of Schedule of Cash Position – Ms. Ferreira presented the Schedule of Cash Position to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the schedule of cash position.

Other Financial Matters – None.

## **Management Matters**

### **2026 Pool Operations**

Consider Approval of Proposed Pool Opening and Closing Dates – Ms. Keppen presented potential pool opening and closing dates. Director Badger requested the pool open as early as possible. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved May 23<sup>rd</sup> as the opening and September 27<sup>th</sup> as the closing, subject to approval by management, contractors, Director Badger, and weather permitting.

Discussion Regarding Pool Maintenance Proposals from Fisher Pools and Ridgeline Pools – Ms. Keppen presented the Pool Maintenance Proposals to the Boards.

Consider Approval of Pool Maintenance Proposal – Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the proposal from Ridgeline.

Pool Committee Updates – Director Badger provided an update to the Boards.

Discussion Regarding Residential Improvement Guidelines – The Boards engaged in discussion regarding the residential improvement guidelines. Ms. Keppen to meeting on April 27<sup>th</sup> to review guidelines.

Consider Approval of Proposal from Rocky Mountain Playground Inspections – Ms. Keppen engaged in discussion with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the proposal if the HOA will reimburse the Authority. If the HOA does not reimburse the Authority, the proposal will remove Bixler Park.

District Manager's Report – Ms. Keppen presented the report to the Boards. Ms. Keppen noted the landscape audit is complete. Following discussion, upon a motion duly made and seconded, the Boards authorized Ms. Keppen to proceed with repairs and obtain reimbursements when available.

Update Regarding Road Repaving – Director Badger noted McGill Street does not have parking signs. Mr. Badger requested Ms. Keppen to circulate flyers to homeowners to avoid a communication gap with the community.

Other Management Matters – The Board engaged in discussion regarding a resident request for a beehive. Following discussion, upon a motion duly made and seconded, the Boards unanimously authorized Director Chris Elliott or Director Adkins to discuss with the HOA.

### **Director's Matters**

Other Director's Matters – None.

### **Other Business**

None.

### **Adjourn**

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting.

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



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Secretary for the Meeting

The foregoing minutes were approved on the 20<sup>th</sup> day of May, 2026.