

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE DENVER CONNECTION WEST METROPOLITAN DISTRICT (THE “DISTRICT”) HELD MAY 24, 2022

A Regular Meeting of the Board of Directors of the Denver Connection West Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, May 24, 2022 at 6:00 p.m. This District Board meeting was held by Zoom. The meeting was open to the public via Zoom.

Directors In Attendance Were:

Marc Robson
Tina Woodard
Shawn Hampleton

Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard and, upon vote, unanimously carried, the absence of Director Hall was excused.

Also In Attendance Were:

Matt Cohrs and Peggy Ripko; Special District Management Services, Inc. (“SDMS”)

Elisabeth A. Cortese, Esq. and Suzanne Meintzer, Esq.; McGeady Becher P.C.

Yelena Primachenko; CliftonLarsonAllen LLP

David Firmin; Altitude Community Law (“Altitude”) (for a portion of the meeting)

Public In Attendance Were:

Bob Bongiovanni and Stacey Lewis

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

The Board noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. No disclosures were made, and it was noted that all Directors are residents of the District.

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ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the Agenda for the District's Regular Meeting.

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

Meeting Location: 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, the Board noted this District Board meeting was held by Zoom. The Board further noted that notice of this meeting and the conference/video access was duly posted and that it had not received any objections to the format of the meeting or any requests that the meeting format be changed by taxpaying electors within the District's boundaries.

Minutes: The Board reviewed the Minutes of the March 22, 2022 Regular Meeting and April 26, 2022 Special Meeting.

Following discussion, upon motion duly made by Director Robson, seconded by Director Hampleton and, upon vote, unanimously carried, the Minutes of the March 22, 2022 Regular Meeting and April 26, 2022 Special Meeting were approved.

Results of May 3, 2022 Regular Election: Mr. Cohrs discussed with the Board the results of the May 3, 2022 Regular Election for Directors ("Election") which was conducted as there were three nominations for two open seats with 3-year terms and no nominations were received for the open one-year term (to 2023). The Election was held and Directors Hall and Hampleton were each elected to three-year terms ending in 2025.

Board Vacancy: The Board entered into discussion regarding the current Board Vacancy. Following discussion, the Board determined to post a questionnaire on the District's website and send an email blast for interested residents to submit a letter of interest.

Appointment of Officers: The Board entered into discussion regarding appointment of officers.

Following discussion, upon motion duly made by Director Hampleton, seconded by Director Woodard and, upon vote, unanimously carried, the following slate of officers were appointed:

President	Marc Robson
Treasurer	Jeff Hall
Secretary	Matt Cohrs
Assistant Secretary	Shawn Hampleton
Assistant Secretary	Tina Woodard

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2023 SDA Conference: Mr. Cohrs discussed the SDA Conference with the Board, and noted the information concerning the details of the conference will be emailed to them once the information is available.

PUBLIC COMMENTS

Mr. Bongiovanni reported to the Board that proposed policies regarding security and language access were sent to Mr. Cohrs for the Board's consideration. It was noted that Attorney Cortese will review the draft policies.

FINANCIAL MATTERS

Claims: The Board considered the ratification of approval of the payment of claims as follows:

Fund	Period Ending March 31, 2022	Period Ending April 30, 2022	Period Ending May 31, 2022
General	\$ 100,003.08	\$ 48,595.55	\$ 87,092.55
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 5,352.50	\$ 712.50	\$ 2,080.00
Special Revenue	\$ -0-	\$ -0-	\$ -0-
Total	\$ 105,355.58	\$ 49,308.05	\$ 89,172.55

Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard and, upon vote, unanimously carried, the Board ratified approval of the payment of claims.

Unaudited Financial Statements and Schedule of Cash Position: Ms. Primachenko reviewed with the Board the unaudited financial statements, dated April 30, 2022 and the schedule of cash position, dated April 30, 2022, updated as of May 19, 2022.

Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated April 30, 2022 and the schedule of cash position, dated April 30, 2022, updated as of May 19, 2022.

Investments Options: The Board discussed investments options with UMB Bank, N.A. and ColoTrust. The Board deferred further review until the next District meeting.

Master Service Agreement with CliftonLarsonAllen LLP: The Board deferred discussion.

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CITY PARK PROJECT / SUBORDINATE GENERAL OBLIGATION BONDS 2022B(3)

Construction Committee Report Regarding the City Park Project: There was no report at this time.

Discussions with the City and County of Denver Regarding Funding for the City Park: Attorney Cortese provided an update to the Board regarding discussions with the City and County of Denver (“City”) regarding funding for the City park. She noted that the City requested a draft Term Sheet, which is in the process of being drafted.

Subordinate General Obligation Bonds, Series 2022B(3): Attorney Cortese reported that D.A. Davidson & Co. thinks that if the City’s pledge to the District is finalized prior to pricing the bonds, the District could likely get the benefit of better interest rates.

LEGAL MATTERS

Status of Tract and Improvement Acquisition: Attorney Cortese updated the Board on the status of tract and improvement acquisition.

District Bylaws: The Board deferred discussion.

CAPITAL REPAIR / REPLACEMENT MATTERS

Warranty Walk-Through:

Warranty Walk-Through on the HUB Facility: It was noted the gates have been repaired and the front door will require some repair work. Attorney Meintzer and Mr. Cohrs summarized the walk-through items. The Board authorized \$2,400 expenditure for the repair work.

Irrigation Items: It was noted that there are concerns about the water at the dog park.

Plantings, Open Space Amenities, and Concrete Items: Mr. Cohrs provided an update and noted that HARTCO, INC., d/b/a Common Area Maintenance Services is set to install the new benches.

OPERATIONS AND MAINTENANCE

HUB and Pool Operations: Ms. Ripko updated the Board on the HUB and pool operations and staffing.

Fourth Amended and Restated District Facilities Rules and Regulations: Attorney Meintzer provided an update to the Board and presented a draft Fourth Amended and Restated District Facilities Rules and Regulations. Non action was taken by the Board.

Proposals for HUB Security Services: Ms. Ripko reviewed with the Board proposals from United States Protective Service, LLC and Desouza Protective Services, LLC for security services at the HUB and pool.

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Following discussion, the Board approved an interim Service Agreement for Security Services with Desouza Protective Services LLC.

Other: There were no other matters.

COVENANT ENFORCEMENT/ DESIGN REVIEW/ OPERATIONS

Community Manager's Report: Ms. Ripko presented the Community Manager's Report to the Board.

Mr. Firmin noted for the Board the potential changes in State Statute and enforcement philosophy noting that the District has to follow the applicable resolution on enforcement procedures. Ms. Ripko suggested that Mr. Firmin to meet with ARC to discuss the changes.

Violation Report: Ms. Ripko presented the Violation Report to the Board.

Covenant Enforcement Policies and Procedures: The Board deferred discussion.

Architectural Review Committee ("ARC")

Update from ARC: Mr. Bongiovanni updated the Board on the review requests.

Unapproved Architectural Change: There was discussion regarding the unapproved patio extension and the Board authorized SDMS to refer the matter to Altitude to file suit.

Social Committee

Update from Social Committee: There was no update at this time.

OTHER BUSINESS

District Management Companies: The Board discussed sending a Request for Proposal ("RFP") for District Management Services.

Following discussion, upon motion duly made by Director Robson, seconded by Director Hampleton and, upon vote, unanimously carried, the Board directed Attorney Cortese to prepare an RFP for District Management Services.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Robson, seconded by Director Hampleton and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting