

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
DENVER CONNECTION WEST
METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JUNE 25, 2024**

A special meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Tuesday, June 25, 2024, 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:

Jeffery Hall, President
Tina Woodard, Secretary
Marc Robson, Treasurer
Rachelle Weigold, Assistant Secretary

Also In Attendance Were:

Elisabeth A. Cortese, Esq. (for a portion of the meeting) and Suzanne Meintzer, Esq.;
McGeady Becher P.C.
Kyle Thomas; D.A. Davidson & Co. (for a portion of the meeting)
Jerry Jacobs, Traci McDonald and Shanda Flores; Timberline District Consulting,
LLC (“Timberline”)

**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.

**ADMINISTRATIVE
MATTERS**

Agenda: The Board reviewed the Agenda for the District’s Special Meeting. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved the Agenda and excused the absence of Director Hampleton.

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), of the Colorado Revised Statutes (“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

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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 May 28, 2024 Regular Meeting. Following discussion, upon motion duly made by Director Robson, seconded by Director Hall, and upon vote unanimously carried, the Board approved the Minutes of the May 28, 2024 Regular Meeting.

Resignation of Treasurer: The Board acknowledged the resignation of Director Hampton as Treasurer of the Board effective June 25, 2024.

Appointment of Officers: Following discussion, upon motion duly made by Director Hall, seconded by Director Woodard, and upon vote unanimously carried, the Board appointed Director Robson as Treasurer and Director Hampton as Assistant Secretary.

PUBLIC COMMENTS

None.

LEGAL MATTERS

Special Revenue Tax-Free Loan, Series 2024: Attorney Cortese introduced Mr. Thomas to the Board. Mr. Thomas presented a high-level summary of the term sheet with National Bank Holdings Corporation (NBH Bank). Attorney Cortese summarized steps necessary before or concurrently with the closing on the loan, including: 1) approval of IGA by the City, 2) transfer of Tract A from developer to District to City (after plat amendment), and 3) compliance with Service Plan provisions of providing the financing plan to the City in advance of closing.

The Board extensively discussed the term sheet and had several questions. Following discussion, upon motion duly made by Director Robson, seconded by Director Hall, and upon vote unanimously carried, the Board approved the term sheet from NBH Bank as presented and authorized all necessary actions to proceed with the transaction.

Attorney Cortese and Mr. Thomas left the meeting.

OPERATIONS AND MAINTENANCE

HUB and Pool Matters:

Pool and HUB Operations: The Board and public extensively discussed HUB and pool matters and Timberline summarized several proposals for work at the HUB.

Inclement Weather Policy: The Board discussed an inclement weather policy, noting that on days when the storms came in for only 30 minutes, the pool was

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closed all day. The Board discussed and determined to implement an interim policy that the pool will be closed for a severe weather warning (through the end of the warning) and for lightning strikes within 5 miles of the pool (for a period of 10 minutes from the last strike), as verified by a weather app. The Board directed Ms. Flores to draft a written policy in accordance with the interim policy for the Board to review and comment on prior to the July 23, 2024 meeting.

Proposal for replacement of HUB flooring: Ms. Flores presented a proposal from Foothills Facilities Maintenance, LLC (“FFM”) for replacement of the HUB flooring for an amount of \$3,060. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the proposal and authorized preparation and execution of Change Order No. 4 to the Service Agreement for Pool Maintenance with FFM.

Proposal for replacement of low voltage relay system (lighting) in the HUB: Ms. Flores presented a proposal from Connect Solutions Group (“CSG”) for replacement of low voltage relay system (lighting) in the HUB for an amount of \$3,175. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the proposal and authorized work to be performed by CSG.

Proposal for replacement of stall door in women’s restroom: Ms. Flores presented a proposal from FFM for replacement of a stall door in the women’s restroom in an amount not to exceed \$2,000. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the proposal and authorized preparation and execution of Change Order No. 5 to the Service Agreement for Pool Maintenance with FFM.

The Board further discussed the cameras around the pool and directed that the tree near the corner camera by the baby pool and restrooms be removed and replanted.

Landscape Maintenance Matters: The Board extensively discussed landscape matters and Director Hall noted that the landscape committee walked the property with Timberline and High Plains Landscape & Water Systems, LLC (“HPL”). Following discussion, upon motion duly made by Director Hall, seconded by Director Woodard, and upon vote unanimously carried, the Board approved landscape enhancements for a combined total of \$39,500, and authorized preparation and execution of the requisite change orders to the Service Agreement for Landscape Maintenance Services with HPL for the following work: 1) installation of 3 boulders and plantings in the turnaround area in quad 4 to prevent further damage in the amount of \$29,000; 2) replace the trees in the center quad, including the removal and replanting of the tree near the baby pool, in the amount of \$3,000; 3) canal mulch

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replacement along Elk Street in the amount of \$7,500. Mr. Jacobs noted that of the \$85,000 landscape enhancement budget for 2024, \$45,500.00 remains after these services are paid.

OTHER BUSINESS

Community Project Tracker Dashboard: Director Weigold stated that she believes a community project tracker similar to the one Councilmember Stacy Gilmore uses would be useful. The Board discussed the pros and cons of a community project tracker and directed Ms. Flores to draft a one-page bullet point list, to be reviewed by District Counsel, for posting on the District's website and/or mailing out, as the Board reviews and approves.

Director Hall noted that Mr. Carroll from CliftonLarsonAllen LLP reached out to him about a meeting to discuss accounting services. Directors Hall and Robson will meet with Mr. Carroll on July 2, 2024.

Next Regular Meeting: The Board confirmed quorum for the next regular Board meeting on Tuesday, July 23, 2024, at 6:00 p.m. via Zoom.

Work Session: The Board noted the scheduled work session on August 27, 2024 at 6:00 p.m. via Zoom.

ADJOURNMENT

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

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

Respectfully submitted,

By Tina Woodard
Secretary for the Meeting