

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
COLORADO CROSSING METROPOLITAN DISTRICT NO. 1  
(THE "DISTRICT")  
HELD  
FEBRUARY 15, 2024

A regular meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, February 15, 2024, at 10:00 a.m. The District Board meeting was held via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Michael Sandene, President  
Andrew Klein, Treasurer  
Megan Waldschmidt, Assistant Secretary  
Jason Pock; Assistant Secretary

Following discussion, upon a motion duly made by Director Sandene, seconded by Director Waldschmidt and, upon vote, unanimously carried, the absence of Director Paige Langley was excused.

#### Also In Attendance Were:

AJ Beckman and Sarah Warner; Public Alliance LLC  
Jon Hoistad, Esq.; McGeady Becher P.C.  
Nancy Bach; CliftonLarsonAllen LLP ("CLA")

### ADMINISTRATIVE MATTERS

**Quorum, Call to Order, Disclosures of Potential Conflicts of Interest:** The Board called the meeting to order, 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 to the Board and 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 and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with Statute. It was noted by Attorney Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. No additional disclosures were made by the Directors.

**Agenda, Location of Meeting and Meeting Notice:** The Board reviewed the agenda for the meeting. Following review, upon a motion duly made by Director Sandene, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the agenda, as presented.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District Board meeting. The Board noted that notice of this meeting and video/conference call information was duly posted, and the Board had not received any objections to the location or to the video/telephonic format or any

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requests that the meeting be changed by taxpaying electors within the District's boundaries.

**Public Comment:** None.

**Minutes of the January 18, 2024 Regular Board Meeting:** Following review, upon a motion duly made by Director Sandene, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the January 18, 2024 Regular Meeting Minutes.

### **FINANCIAL MATTERS**

**Schedule of Cash Position:** Ms. Bach reviewed the Schedule of Cash Position dated September 30, 2023, updated as of February 8, 2024, with the Board.

Following review and discussion, upon a motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, as presented.

**Claims:** Ms. Bach reviewed claims for the period of January 16, 2024 to February 13, 2024, with the Board. Ms. Bach noted that she is working on initiating the ongoing payment of Directors fees.

Following review, upon a motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board ratified approval of the claims for the period of January 16, 2024 to February 13, 2024, in the amount of \$17,028.05.

### **Verified District Eligible Costs:**

*Engineer's Report and Certification #37 Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #37"):* Engineer's Report and Certification #37 was not presented for consideration.

*Reimbursement to Interquest Westside LLC Under Facilities Funding and Acquisition Agreement, as Amended, in the Amount of Costs Verified by Ranger:* There were no reimbursements presented for consideration.

*Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #37:* There were no payments to vendors presented for consideration.

### **LEGAL MATTERS**

None.

### **MANAGER MATTERS**

**Maintenance Items:** Mr. Beckman provided an overview of ongoing maintenance efforts related to the following maintenance items:

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- Landscaping/Irrigation
- Roadway patching
- Sidewalk and curb & gutter repair
- Sump pump maintenance
- Elevator maintenance
- Fire extinguishers/signage maintenance
- Cleaning

Mr. Beckman reported to the Board that the Service Agreement with Schindler Elevator Corporation is in circulation and is expected to be fully executed by the end of the day on February 16, 2024.

**Fire Inspection Service Agreement by and between the District and Western States Fire Protection Co.:** The Board reviewed the Fire Inspection Service Agreement by and between the District and Western States Fire Protection Co.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board ratified approval of the Fire Inspection Service Agreement by and between the District and Western States Fire Protection Co.

**Service Agreement for Graffiti Removal and Powerwashing by and between the District and Colorado Service Company:** The Board reviewed the Service Agreement for Graffiti Removal and Powerwashing by and between the District and Colorado Service Company.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Graffiti Removal and Powerwashing by and between the District and Colorado Service Company, in the amount of \$2,800.

**Service Agreement for Maintenance Services by and between the District and Ernst Enterprises, Inc. d/b/a CoMech:** The Board reviewed the Service Agreement for Maintenance Services by and between the District and Ernst Enterprises, Inc. d/b/a CoMech.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Maintenance Services by and between the District and Ernst Enterprises, Inc. d/b/a CoMech, in the amount of \$1,680.

**Service Agreement for Locate Services by and between the District and Robertson Lawn Sprinkler Co. d/b/a Robertson's Landscaping:** The Board reviewed the Service Agreement for Locate Services by and between the District and Robertson Lawn Sprinkler Co. d/b/a Robertson's Landscaping.

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Following discussion, upon motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the Service Agreement for Locate Services by and between the District and Robertson Lawn Sprinkler Co. d/b/a Robertson's Landscaping.

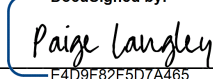
### OTHER BUSINESS

None.

### ADJOURNMENT

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

Respectfully submitted,

By  \_\_\_\_\_  
Secretary for the Meeting

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