

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
(THE "DISTRICT")
HELD
JUNE 20, 2024

A regular meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, June 20, 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
Paige Langley, Secretary
Andrew Klein, Treasurer
Jason Pock; Assistant Secretary
Megan Waldschmidt, Assistant Secretary

Also In Attendance Were:

AJ Beckman, Kate Innes and Mark McGarey; Public Alliance LLC
Megan Becher, Esq.; McGeady Becher P.C.
Nancy Bach; CliftonLarsonAllen LLP ("CLA")
Alex Adams, Westside Investment Partners, Inc.

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

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Public Comment: There were no members of the public in attendance.

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

Website Accessibility Matters: Ms. Innes advised the Board on the District's website accessibility matters.

FINANCIAL MATTERS

Schedule of Cash Position: Ms. Bach reviewed the Schedule of Cash Position dated May 31, 2024, updated as of June 13, 2024, with the Board.

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

Claims: Ms. Bach reviewed claims for the period of April 11, 2024 to June 13, 2024, with the Board.

Following review, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board ratified approval of the claims for the period of April 11, 2024 to June 13, 2024, in the amount of \$149,017.74.

Verified District Eligible Costs:

Engineer's Report and Certification #38, Dated June 13, 2024, Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #38"): Ms. Bach reviewed Engineer's Report and Certification #38 with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board accepted Engineer's Report and Certification #38, in the amount of \$7,721.10.

Reimbursement to Interquest Westside LLC Under Facilities Funding and Acquisition Agreement, as Amended, in the Amount of Costs Verified by Ranger: Ms. Bach noted that there are no reimbursements due to Interquest Westside LLC under Engineer's Report and Certification #38.

Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #38: Ms. Bach reviewed the payments to vendors with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board authorized payments to vendors in the amounts described in Engineer's Report and Certification #38.

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LEGAL MATTERS

Release and Settlement Agreement between Colorado Crossing Metropolitan District No. 1 and the City of Colorado Springs, Colorado: Attorney Becher discussed with the Board. Following discussion, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board ratified approval of the Release and Settlement Agreement between Colorado Crossing Metropolitan District No. 1 and the City of Colorado Springs, Colorado.

Non-Exclusive Public Access and Maintenance Easement Agreement (Stormwater Improvements) between Interquest Westside LLC and Colorado Crossing Metropolitan District No. 1: Attorney Becher discussed with the Board. Following discussion, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board approved the Non-Exclusive Public Access and Maintenance Easement Agreement (Stormwater Improvements) between Interquest Westside LLC and Colorado Crossing Metropolitan District No. 1.

Resolution No. 2024-06-01 Adopting Park and Open Space Rules and Regulations: Attorney Becher discussed with the Board. Following discussion, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-01 Adopting Park and Open Space Rules and Regulations subject to final review by Counsel.

Resolution No. 2024-06-02 Adopting and Imposing Third Amended and Restated Roadways Rules and Regulations and Parking Structure Rules and Regulations: Attorney Becher discussed with the Board. Following discussion, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-02 Adopting and Imposing Third Amended and Restated Roadways Rules and Regulations and Parking Structure Rules and Regulations subject to final review by Counsel.

MANAGER MATTERS

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

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

Mr. Beckman noted that through insurance claims and settlements related to utility damages approximately \$104,000 has been recovered in 2024.

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Change Order No. 1 to Service Agreement for Video Monitoring Installation with Advantage Security, Inc.: The Board reviewed Change Order No. 1 to Service Agreement for Video Monitoring Installation with Advantage Security, Inc.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 1 to Service Agreement for Video Monitoring Installation with Advantage Security, Inc., in the amount of \$628.88.

Service Agreement for Window Cleaning Services with Colorado Window Cleaner, LLC: The Board reviewed the Service Agreement for Window Cleaning Services with Colorado Window Cleaner, LLC.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Window Cleaning Services with Colorado Window Cleaner, LLC.

Service Agreement for Locate Services with Elevated Locating LLC: The Board reviewed the Service Agreement for Locate Services with Elevated Locating LLC.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Locate Services with Elevated Locating LLC.

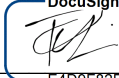
OTHER BUSINESS

None.

ADJOURNMENT

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

Respectfully submitted,

By  _____
Secretary for the Meeting