

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
(THE "DISTRICT")
HELD
SEPTEMBER 21, 2023

A regular meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, September 21, 2023, 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
Megan Waldschmidt, 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 Andrew Klein 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")
Jason Pock; Westside Investment Partners, Inc. and Board candidate
Ted Laudick; Silverbluff Companies, 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 Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State for all 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 Langley 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

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meeting and 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.

Appointment of Director: The Board discussed the vacancy on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy was published on August 7, 2023, in a newspaper having general circulation in the District. No Letters of Interest from qualified eligible electors were received within ten (10) days of such publication. The Board considered the appointment of Jason Pock to the Board of Directors to fill a current vacancy.

Following discussion, and upon motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board appointed Jason Pock to the Board of Directors and the Oath of office was administered.

Appointment of Officers: Following discussion, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote unanimously carried, the Board appointed the following slate of officers:

President:	Michael Sandene
Secretary:	Paige Langley
Treasurer:	Andrew Klein
Assistant Secretary:	Megan Waldschmidt
Assistant Secretary	Jason Pock

Public Comment: None.

Minutes of the August 17, 2023 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 August 17, 2023 Regular Meeting Minutes.

FINANCIAL MATTERS

Director's Fees: The Board discussed the payment of Director's fees.

Following discussion, and upon motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board authorized the payment of Director's fees in accordance with State statute.

Schedule of Cash Position: Ms. Bach reviewed the Schedule of Cash Position dated July 31, 2023, updated as of September 18, 2023, 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 Schedules of Cash Position, as presented.

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Claims: Ms. Bach reviewed claims for the period of August 12, 2023, to September 18, 2023, 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 August 12, 2023, to September 18, 2023, in the amount of \$38,729.63.

Verified District Eligible Costs:

Engineer's Report and Certification #32, Dated September 5, 2023, Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #32"): Ms. Bach reviewed Engineer's Report and Certification #32 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 #32, in the amount of \$439,174.85.

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 #32.

Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #32: 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 #32.

LEGAL MATTERS

None.

MANAGER MATTERS

Maintenance Items: The Board entered into discussion regarding the following maintenance items:

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

Following discussion, the Board directed Mr. Beckman to forward information to Director Sandene regarding insurance deductible, risk of premium increase and available safety grants funds. The Board further directed Mr. Beckman to secure proposals for the discussed maintenance work.

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Service Agreement for Stormwater Lift Pump Repair between the District and Tutt Service Enterprise: The Board reviewed the Service Agreement for Stormwater Lift Pump Repair between the District and Tutt Service Enterprise, LLC.

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 Service Agreement for Stormwater Lift Pump Repair between the District and Tutt Service Enterprise, LLC.

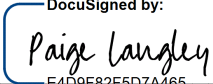
OTHER BUSINESS

None.

ADJOURNMENT

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

Respectfully submitted,

By  Secretary for the Meeting
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