

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
(THE "DISTRICT")
HELD
JANUARY 18, 2024

A regular meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, January 18, 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 Klein 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
Megan Becher, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.
LaMont Harris; 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. Director Klein disclosed that a limited liability company which he has a membership interest in purchased some of the bonds issued by Colorado Crossing Metropolitan District No. 2.

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 Klein 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.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website: www.coloradocrossingmds.com, or if the website is unavailable, on the wooden fence post that parallels Federal Drive on the southern border (near entrance to business park parking lot), Colorado Springs, Colorado.

Public Comment: None.

Minutes of the December 21, 2023 Regular Board Meeting: Following review, upon a motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the December 21, 2023 Regular Meeting Minutes.

FINANCIAL MATTERS

Schedule of Cash Position: Mr. Harris reviewed the Schedule of Cash Position dated September 30, 2023, updated as of January 15, 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.

COLOTRUST Investment Account: Mr. Harris discussed opening a COLOTRUST Investment Account with the Board.

Following review and discussion, upon a motion duly made by Director Pock, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board authorized opening a COLOTRUST Investment Account and authorized necessary actions in connection therewith.

Claims: Mr. Harris reviewed claims for the period of December 16, 2023, to January 15, 2024, with the Board.

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 December 16, 2023, to January 15, 2024, in the amount of \$119,089.31.

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Verified District Eligible Costs:

Engineer's Report and Certification #36, Dated January 15, 2024, Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #36"): Mr. Harris reviewed Engineer's Report and Certification #36 with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted Engineer's Report and Certification #36, in the amount of \$407,199.33.

Reimbursement to Interquest Westside LLC Under Facilities Funding and Acquisition Agreement, as Amended, in the Amount of Costs Verified by Ranger: Mr. Harris noted that there are no reimbursements due to Interquest Westside LLC under Engineer's Report and Certification #36.

Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #36: Mr. Harris reviewed the payments to vendors with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Klein and, upon vote, unanimously carried, the Board authorized payments to vendors in the amounts described in Engineer's Report and Certification #36.

LEGAL MATTERS

Mr. Beckman reported to the Board that a Termination Letter has not been sent to Otis Elevator. Otis Elevator is claiming that the District does not have the right to termination.

MANAGER MATTERS

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

- Damages caused by underground utility installers
- Elevator maintenance
- Fire extinguishers/signage maintenance
- Parking garage cleaning and graffiti removal
- Security system upgrades

Snow Removal Services: The Board discussed the Service Agreement for Snow Removal Services between the District and Robertson's Lawn Sprinkler Co. d/b/a Robertson's Landscaping.

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 Snow Removal Services between the District and Robertson's Lawn Sprinkler Co. d/b/a Robertson's Landscaping.

Service Agreement for Elevator Maintenance Services: The Board discussed the Service Agreement for Elevator Maintenance Services between the District and Schindler Elevator LLC.

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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 Elevator Maintenance Services between the District and Schindler Elevator 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,

DocuSigned by:
By Paige Langley
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Secretary for the Meeting