

## 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  
JULY 17, 2025

A regular meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, July 17, 2025, 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  
Jason Pock, Assistant Secretary

Following discussion, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the absence of Director Andrew Klein was excused.

#### **Also In Attendance Were:**

AJ Beckman; Public Alliance LLC  
Megan Becher, Esq.; McGeady Becher Cortese Williams P.C.  
LaMont Harris; 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

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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 Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the following slate of officers were appointed:

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

**Minutes of the April 17, 2025 Regular Board Meeting:** Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the minutes of the April 17, 2025 Regular Board Meeting.

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

### **FINANCIAL MATTERS**

**Schedule of Cash Position:** Mr. Harris reviewed the Schedule of Cash Position dated May 31, 2025, updated as of July 11, 2025 with the Board.

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

**Claims:** Mr. Harris reviewed claims for the period of April 11, 2025 to July 11, 2025, with the Board.

Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board ratified approval of the claims for the period of April 11, 2025 to July 11, 2025, in the amount of \$197,364.59.

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

**Engineer's Report and Certification #44, dated July 11, 2025, Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #44"):** Mr. Harris reviewed Engineer's Report and Certification #44 with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Pock

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and, upon vote, unanimously carried, the Board accepted Engineer's Report and Certification #44, in the amount of \$195,765.08.

Reimbursement to Interquest Westside LLC Under Facilities Funding and Acquisition Agreement, as Amended, in the Amount of Costs Verified by Ranger: It was noted that there were no reimbursements due to Interquest Westside, LLC under Engineers Report and Certification No. 44.

Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #44: Not necessary at this time.

### LEGAL MATTERS

No action required at this time.

### 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

### 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 Pock and, upon vote, unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

Signed by:  
By Paige Langley  
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Secretary for the Meeting