

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
(THE "DISTRICT")
HELD
OCTOBER 19, 2023

A regular meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, October 19, 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
Jason Pock, Assistant Secretary

Following discussion, upon a motion duly made by Director Pock, seconded by Director Sandene 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")

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 Pock, seconded by Director Sandene and, upon vote, unanimously carried, the Board approved the agenda, as amended.

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 conference call information was duly posted, and the Board had not

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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.

Public Comment: None.

Minutes of the September 21, 2023 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 September 21, 2023 Regular Meeting Minutes.

FINANCIAL MATTERS

Schedule of Cash Position: Ms. Bach reviewed the Schedule of Cash Position dated September 30, 2023, updated as of October 11, 2023, with the Board. She noted that approximately \$37,000 is allocated for projects. Ms. Bach noted that she will check on the status of the pending tax sale.

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 Schedules of Cash Position, as presented.

Claims: Ms. Bach reviewed claims for the period of September 17, 2023, to October 13, 2023, 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 September 17, 2023, to October 13, 2023, in the amount of \$22,465.30.

2024 Draft Budget: Ms. Bach reviewed the 2024 draft Budget with the Board. The Board determined to schedule the 2024 Budget Hearing for November 16, 2023 at 10:00 a.m.

Verified District Eligible Costs:

Engineer's Report and Certification #33, Dated October 16, 2023, Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #33"): Ms. Bach reviewed Engineer's Report and Certification #33 with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board accepted Engineer's Report and Certification #33, in the amount of \$381,880.11.

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 #33.

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Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #33: Ms. Bach reviewed the payments to vendors with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board authorized payments to vendors in the amounts described in Engineer's Report and Certification #33.

LEGAL MATTERS

Schedule of Town Hall Meeting: Mr. Hoistad discussed Senate Bill 23-110 with the Board, noting the new requirement of holding an annual meeting for districts with residents.

Resolution No. 2023-10-01 relating to the Second Amended Parking Garage Rules and Regulations: Mr. Hoistad reviewed with the Board Resolution No. 2023-10-01 Adopting and Imposing Second Amended Roadway Rules and Regulations and Parking Structure Rules and Regulations.

Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-10-01 Adopting and Imposing Second Amended Roadway Rules and Regulations and Parking Structure Rules and Regulations.

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

Service Agreement for Hardscape Repair between the District and A-1 Chipseal Company & Rocky Mountain Pavement, LLC: The Board reviewed the Service Agreement for Hardscape Repair between the District and A-1 Chipseal Company & Rocky Mountain Pavement, LLC.

Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the Service Agreement for Hardscape Repair between the District and A-1 Chipseal Company & Rocky Mountain Pavement, LLC.

Service Agreement for Security Services between the District and Advantage Security, Inc.: The Board reviewed the Service Agreement for Security Services between the District and Advantage Security, Inc.

