

RECORD OF PROCEEDINGS

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

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

Following discussion, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the absences of Directors Andrew Klein and Megan Waldschmidt were excused.

Also In Attendance Were:

AJ Beckman and Mark McGarey; Public Alliance LLC
Jon Hoistad, Esq.; McGeady Becher P.C.
Nancy Bach and 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 Hoistad 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 Langley and, upon vote, unanimously carried, the Board approved the agenda.

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

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

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

Minutes of the June 20, 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 June 20, 2024 Regular Meeting Minutes.

FINANCIAL MATTERS

Schedule of Cash Position: Ms. Bach reviewed the Schedule of Cash Position dated May 31, 2024, updated as of July 12, 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 June 14, 2024 to July 12, 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 June 14, 2024 to July 12, 2024, in the amount of \$57,581.22.

Request for Extension of Time to File 2023 Audit: Ms. Bach noted that an extension will need to be filed for the 2023 Audit.

Following discussion, upon a motion duly made by Director Sandene, seconded by Director Langley and, upon vote unanimously carried, the Board approved the Request for an Extension of Time to File the 2023 Audit.

Verified District Eligible Costs:

Engineer's Report and Certification #39, Dated July 12, 2024, Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #39"): Ms. Bach reviewed Engineer's Report and Certification #39 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 #39, in the amount of \$103,192.08.

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 #39.

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Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #39: 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 #39.

LEGAL MATTERS

None.

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

Director Sandene noted the City of Colorado Springs may have comments on the park signage. Mr. Beckman noted he will send the final version of the signs to the signage fabricator once the final language is known. Mr. Hoistad noted he has reviewed the signs and has no concerns with the verbiage.

Change Order No. 1 to Service Agreement for Electrical Installation with Encore Electric, Inc.: The Board reviewed Change Order No. 1 to Service Agreement for electrical installation with Encore Electric, 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 the Service Agreement for electrical installation with Encore Electric, Inc., in the amount of \$6,298.

Service Agreement for Towing Services with Walt's Towing, Inc.: The Board reviewed the Service Agreement for towing services with Walt's Towing, Inc.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Langley and, upon vote, unanimously carried, the Board approved the Service Agreement for towing services with Walt's Towing, Inc.

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.

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Respectfully submitted,

By Paige Langley
Secretary for the Meeting

Signed by:

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