

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Friday, July 21, 2023 at 12:00 P.M., at 3650 E. 1st
Avenue, Suite 200, Denver, CO 80206

Attendance

The special meeting of the Board of Directors of the Westglenn Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

James M. Sullivan
Michael R. Seeley

Also present were Elizabeth A. Dauer, Seter & Vander Wall, P.C.; Kay Hamel, District accountant; Richard Hamel, District Maintenance Supervisor; and Rochella Seeley.

Call to Order

Director Sullivan convened the regular meeting at 12:05 p.m., noting that a quorum of the Board was present and had confirmed their continuing qualification to serve as Directors.

Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Directors specifically noted that they are members of a limited liability company that purchased additional ground located in the District on September 30, 1999, in an arms-length transaction. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Seeley reported he had disclosed his contract to purchase property located within the District, and his association with Brookhill VII, LLC, developers in the District.

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This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Sullivan had disclosed his contract to purchase property located in the District, and his association with Sullivan Group Incorporated, and Brookhill VII, LLC, developers in the District. This disclosure is associated with approval of items on the agenda that may affect his interests.

Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the June 27, 2023 special meeting were approved as presented.

Carbon Credits/ Urban Forestry Presentation

The carbon credits/urban forestry presentation by Dana Karcher with Davey Resource Group was tabled until the August meeting of the Board of Directors.

Financial Matters / Payment of Claims

Ms. Hamel presented the District's financial reports for the periods ending May 31, 2023 and June 30, 2023. Director Sullivan inquired of Ms. Hamel who confirmed that all accounting continues to be maintained according to GAAP, there were no unusual transactions during the time periods, there were no transactions involving the directors; and, the District remains capable of paying its obligations through 2023. Upon motion made by Director Sullivan, the financial reports were accepted as presented.

Dog Park Project

Director Sullivan directed Ms. Dauer to call litigation attorney Dennis B. Polk, Esq. concerning the dog park project legal matters.

Director Sullivan discussed the proposal from THK Associates Inc. to conduct a demographic analysis and recreational recommendations for Westglenn Park and the proposed dog park. Ms. Dauer presented a draft agreement regarding same. Upon motion made by Director Seeley, the THK Associates, Inc. Agreement for Services was approved as presented in the amount of \$9,750.00. Director Seeley noted that the Board may consider extending the services provided by THK to include mapping of the District.

Attorney Report

Ms. Dauer discussed the passage of House Bill 23-1105 concerning the creation of task forces to examine issues affecting certain homeowners' and metropolitan district

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homeowners' rights. She noted that a notice regarding the first meeting of the task force will be posted on the District website.

Park Update/ Maintenance Status Report Mr. Hamel presented photos of the District. He reported that the Westglenn Park looks good because of the high amount of rainfall. The Board engaged in a discussion about extending the life of the trees in the District.

Other Business The Board directed Mr. Hamel to investigate whether mosquito control will be necessary this year due to the unprecedented rain. Mr. Hamel also reported that there has been graffiti vandalism in the Park, but that it has now been painted over.

Adjournment The Directors confirmed their availability for the next regular meeting date of August 18, 2023 at 11:00 a.m.

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:50 p.m.


Secretary for the Meeting
