

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Wednesday, February 26, 2020 at 11:00 a.m., at 3650  
E. 1<sup>st</sup> 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:

Jim Sullivan  
Michael Seeley

Also present was Kim J. Seter, Esq. of Seter & Vander Wall, P.C.

### Call to Order

Director Sullivan convened the special meeting at 11:30 a.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 interest as an owner of property located within the District, and his association with Brookhill VII, LLC, developers in the District. This disclosure is associated with approval of items on the agenda

# RECORD OF PROCEEDINGS

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that may affect his interests.

Director Sullivan had disclosed his interest as an owner of 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 January 8, 2020 special meeting were approved as presented.

## Financial Matters / Payment of Claims

Ms. Hamel was not present for the meeting and there were no financial reports.

## Attorney Report

Mr. Seter presented a written status report. There were no questions regarding the report.

Mr. Seter noted that he had received an appraisal of the proposed dog park site from Alesco Appraisal. Mr. Seter noted that he had a telephone conference with the appraiser after receipt of the report and provided a copy of the appraisal for the neighboring park site. After discussion, Mr. McHenry noted the rapidly increasing values in the area, especially for property that could be assembled with multi-family parcels. He noted that a value of \$21.49 as stated in the park appraisal was "certainly not out of reason."

Mr. Seter was directed to make an offer to purchase the property to meet the need for a dog park to alleviate maintenance and animal congestion in the Westglenn Park.

## Park Update/Maintenance Status Report

There was no park maintenance report.

## Other Business

The next scheduled meeting is March 20, 2020 at 11:00 a.m.

# RECORD OF PROCEEDINGS

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Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 12:55 p.m.



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Secretary for the Meeting