

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Friday, September 18, 2020, at 11:00 a.m. at 3650 E.
1st Avenue, Suite 200 Denver, CO 80206

Attendance

The regular 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 were Elizabeth A. Dauer, Esq., Seter & Vander Wall, P.C.; Kay Hamel, District Accountant; and Richard Hamel, District Maintenance Supervisor.

Call to Order

Director Sullivan convened the regular meeting at 11:00 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.

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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 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 August 14, 2020 special meeting were approved as presented.

Financial Matters / Payment of Claims

Ms. Hamel presented the District's financial report for the period ending August 31, 2020. 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 period, there were no transactions involving the directors; and, the District remains capable of paying its obligations through 2020. Upon motion made by Director Sullivan, the financial report was accepted as presented.

Dog Park Project

Ms. Dauer discussed the status of the dog park project, noting the response from the City planning department that it does not support same. Director Sullivan directed Ms. Dauer to contact the City attorney's office to discuss the response from the planning department.

Attorney Report

Ms. Dauer explained that the County assessor had issued a notice of "missing or problem legal description" regarding the director qualification parcel. She noted that the legal description requested to be used by the assessor is incorrect as it encompasses at least the entire shopping center and not simply the parcel transferred from Brookhill III to the directors. The Board authorized Ms. Dauer to obtain a new survey of the parcel to deliver to the assessor which accurately reflects the property.

Ms. Dauer discussed the implications of the Gallagher Amendment on the District and the upcoming ballot measure at the general election to repeal same.

Park Update/Maintenance Status Report

Mr. Hamel presented photos of the park. He noted that the water to the park had been shut off for a week, but that it was back on

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now. He noted that the park looks nice with the completion of a big trimming project. He noted this is the time of year for aeration.

Director Sullivan directed Mr. Hamel to have the landscaper rent a heavy-duty power washer to clean the sidewalks along the park. Mr. Hamel reported that there is still a great deal of construction activity, resulting in a lot of marking for UNCC compliance.

Other Business

The Board confirmed its availability for the October regular meeting.

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 11:35 a.m.



Secretary for the Meeting