

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Tuesday, August 17, 2021 at 11:00 am, 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 in attendance were Elizabeth A. Dauer, Seter & Vander Wall, P.C. (telephonically); Kay Hamel, District Accountant; and Richard Hamel, District Maintenance Supervisor.

Call to Order

Director Sullivan convened the special meeting at 11:17 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 July 16, 2021 regular meeting were approved as presented.

Financial Matters /
Payment of Claims

Ms. Hamel presented the District's financial reports for the period ending July 31, 2021. 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 2021. Upon motion made by Director Sullivan, the financial report was accepted as presented.

Dog Park Project

Ms. Dauer reported that she had a conference call with Dennis Polk, Esq. concerning assistance in obtaining City approval for the dog park project. She will coordinate with the City of Westminster to schedule a meeting with the City attorney, Dennis Polk, and Director Seeley.

Attorney Report

Ms. Dauer discussed the informational memo concerning property tax assessment rates. Ms. Hamel presented a chart demonstrating real estate tax information for each property owner in the District to illustrate revenue losses due to falling assessment rates. The Directors discussed the lost revenues and determined not to proceed with an election to increase the general operations mill levy in November 2021.

Park Update/Maintenance
Status Report

Mr. Hamel reported that the park looks lovely. He discussed that City contractors were potholing and broke a water main line, causing water to flood the street and a small area within the District. Director Sullivan inquired whether the contractor is paying for any damage, and Mr. Hamel responded that the damage is minimal and would be repaired by the District.

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Mr. Hamel discussed that Environmental Tree Company was cutting down trees on behalf of Village Creek Apartments and mistakenly cut down four of the District's trees. He explained that two of the trees that had been cut down had been damaged by car collisions and that the tree company would pay to grind down those stumps. The other two trees would be replaced by the tree company at their expense. Director Sullivan requested that the meeting with the City include the tree removal and flooding matters as an agenda item so that the District may request notice from the City regarding this type of work. Mr. Hamel suggested that an identification disc be affixed to all District trees to avoid such problems in the future.

Other Business

The Directors confirmed their availability for the next regular meeting on September 17, 2021.

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 11:46 p.m.



Secretary for the Meeting