

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Monday, December 13, 2021, 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:

Jim Sullivan
Michael Seeley

Also present were Elizabeth A. Dauer & Catherine T. Bright, Seter & Vander Wall, P.C.; Kay Hamel, District Accountant; and Richard Hamel, District Maintenance Supervisor.

Call to Order

Director Sullivan convened the special meeting at 11:05 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

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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 November 16, 2021 special meeting were approved as presented.

Financial Matters / Payment of Claims

Ms. Hamel presented the District's financial reports for the period ending November 30, 2021. She discussed that the 2021 audit costs are increasing significantly and offered to obtain quotes from other vendors. 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. Ms. Hamel noted that the District would be able to fully pay its debt within three years. Upon motion made by Director Sullivan, the financial report was accepted as presented.

Public Hearing re: 2021 Amended and 2022 Proposed Budget

Director Sullivan opened the public hearing on the proposed 2022 budget. Noting that no public were present, he closed the public hearing.

Ms. Hamel reported that the District would not need to amend its budget for 2021.

Ms. Hamel presented the proposed 2022 budget and discussed the mill levy for 2022. She noted that the assessed valuation in the District had increased considerably. The Directors discussed their desire to lower the debt service mill levy to 17 mills and retain the general operating mill levy at 9 mills. Upon motion by Director Seeley, second by Director Sullivan, and discussion, the Board approved the 2022 budget as presented, appropriated funds, certified the mill levy, and approved the budget resolution as presented.

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Dog Park Project	The Board determined to defer discussion on this matter to the January meeting.
Attorney Report	None.
Park Update/Maintenance Status Report	Mr. Hamel shared photos of the connection between the Westglenn Park and the Westglenn Apartments. The Directors commented that the connection looks very good. Mr. Hamel also reported that Winter watering will begin this week.
Other Business	The Board determined to change the time of the December 16, 2021 meeting from 11:00 a.m. to 1:00 p.m. The Board also confirmed availability for the January 21, 2022 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 11:44 a.m.


Secretary for the Meeting
