

# RECORD OF PROCEEDINGS

---

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

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Monday, June 20, 2022 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:

James M. Sullivan  
Michael R. Seeley

Also present were Elizabeth A. Dauer, Esq., Seter & Vander Wall, P.C.; Kay Hamel, District Accountant; Richard Hamel, District Maintenance Supervisor; and Greg Livin\*, Wipfli LLP.

\*Departed where indicated.

### Call to Order

Director Sullivan convened the special meeting, 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

# RECORD OF PROCEEDINGS

---

with Brookhill VII, LLC, developers in the District.

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.

Director Sullivan congratulated Ms. Hamel for another outstanding year of service.

Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the May 20, 2022 regular meeting were approved as presented.

Presentation of the 2021  
Audit- Wipfli LLP

Mr. Greg Livin of Wipfli LLP presented the 2021 audit. He noted that it was a clean opinion, without material adjustments. Director Sullivan inquired of Mr. Livin who confirmed that all accounting continues to be maintained according to GAAP, there were no unusual transactions in 2021, and, the District remains capable of paying its obligations through 2021. Mr. Livin confirmed that there were no conditions which created any concerns surrounding the viability of the District. Upon motion made by Director Sullivan, the 2021 audit was accepted as presented.

(\*Mr. Livin departed at this time)

Financial Matters /  
Payment of Claims

Ms. Hamel presented the District's financial report for the period ending May 31, 2022. 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 2022. Upon motion made by Director Sullivan, the financial report was accepted as presented.

Dog Park Project

Director Sullivan noted that discussion of this item has been deferred to the July meeting. Ms. Dauer will contact Dennis B. Polk regarding potential next steps regarding the project.

# RECORD OF PROCEEDINGS

---

Attorney Report

Ms. Dauer discussed SB22-238 and the its potential effects on the District. Ms. Dauer also updated the Board concerning due diligence being conducted for the potential sale of property in the District. Director Seeley requested that Ms. Dauer pull an ownership and encumbrances report to review listed encumbrances.

Park Update/ Maintenance Status Report

Mr. Hamel presented several pictures of the park and areas maintained by the District. He discussed how the pictures showed various areas of sod replacement, damages from locates and construction, improvements of the new apartments, fields, etc.

Other Business

The Directors confirmed their availability for the next meeting of the Board of Directors on July 15, 2022.

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

---