

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Friday, December 9, 2022, at 11:00 a.m. 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 (via phone)

Also present were Marissa M. Peck, Esq. and Catherine T. Bright, of 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 11:20 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

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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.

Approval of Minutes

Upon motion made, seconded and unanimously carried, the minutes of the November 18, 2022 regular meeting were approved as presented.

Financial Matters / Payment of Claims

Ms. Hamel presented the District's financial reports for the periods ending October 31, 2022 and November 30, 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 period, 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.

Public Hearing re: 2022 Amended and 2023 Proposed Budget

Director Sullivan opened the public hearing on the proposed 2023 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 2022.

Director Sullivan had questions regarding how money held in the debt service fund could be expended once the District's debt was paid off. He instructed Ms. Peck to prepare a memorandum on the topic.

Ms. Hamel presented the proposed 2023 budget and discussed the mill levy for 2023. Upon motion by Director Sullivan, seconded by Director Seeley, and discussion, the Board approved the 2023 budget as presented, appropriated funds, certified the mill levy, and approved the budget resolution as presented.

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Dog Park Project There were no updates relating to the Dog Park project.

Election Resolution Ms. Peck presented and discussed with the Board a resolution calling the May 2023 regular election. After review and discussion, and upon motion made, seconded and unanimously carried, the Board approved the Election Resolution.

Park Update/Maintenance Status Report Mr. Hamel reported that the grass in the park was looking good and the District trees would get their second watering sometime in January. He noted that the park had been winterized. However, he explained that graffiti was discovered on the playground and that it would require repainting.

Other Business Ms. Peck explained the basics of carbon capture programs. Director Sullivan requested that Ms. Peck enroll the District in a program and locate a third party administrator to manage and oversee any activities associated with participation in the program.

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 11:26 a.m.


Secretary for the Meeting
