

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
WESTGLENN METROPOLITAN DISTRICT
HELD
FRIDAY, NOVEMBER 15, 2024

A special meeting of the Board of Directors of the Westglenn Metropolitan District was convened on Friday, November 15, 2024 at 10:30 a.m. at 7400 E. Crestline Circle, Suite 210, Greenwood Village, Colorado 80111.

ATTENDANCE

Michael R. Seeley
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Also present were:

Elizabeth A. Dauer, Esq., Seter, Vander Wall & Mielke, P.C.
Kay Hamel, District Accountant
Richard Hamel, District Maintenance Supervisor

CALL TO ORDER

Director Seeley convened the special meeting at 10:30 a.m.

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 Director specifically noted that he is a member 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 member present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Seeley reported he had disclosed his contract to purchase property located within the District, and his association with Brookhill VII, LLC, developers in the District. The Board confirmed the presence of a quorum.

APPROVAL OF MINUTES

Upon motion made, the minutes of the October 18, 2024 special meeting were approved as presented.

FINANCIAL MATTERS/PAYMENT OF CLAIMS

Ms. Hamel presented the District's financial report for the period ending October 31, 2024. Director Seeley 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 Director; and, the District remains capable of paying its obligations through 2024. Upon motion made by Director Seeley, the financial report was accepted as presented.

PUBLIC HEARING REGARDING PROPOSED 2025 BUDGET AND IF NECESSARY AMENDED 2024 BUDGET

Director Seeley opened the public hearing on the proposed 2025 budget. Noting that no public were present, he closed the public hearing.

Ms. Hamel reported that the District would eventually need to amend the budget for 2024 but not at this time.

Ms. Hamel presented the proposed 2025 budget and discussed the mill levy for 2025. She discussed that there were large abatements in the District. Upon motion by Director Seeley, the Board approved the 2025 budget, appropriated funds, certified the mill levy, and approved the budget resolution subject to changes to the final assessed valuations to be received from the County Assessor.

DIRECTOR MATTERS

There were no Director matters reported.

ATTORNEY MATTERS

Ms. Dauer discussed that her office had received complaints of off-leash dogs in the Westglenn Park. She discussed the District rules and regulations which prohibit off-leash dog activity in the Westglenn Park. Upon discussion, Director Seeley approved the installation of four more park rules signs to be located next to the dog waste stations.

Ms. Dauer also discussed the purchase of "work in progress" signs to alert park users when services are being performed by the landscapers. Director Seeley authorized Ms. Dauer to purchase two "sandwich board" style warning signs to be used by the landscaper.

MAINTENANCE UPDATE

Mr. Hamel reported that the winterization of the Westglenn Park is underway. Director Seeley requested that park maintenance/landscaping items such as winter watering be added to the District calendar included in the meeting materials.

OTHER BUSINESS

The Board confirmed its availability for the December 20, 2024 meeting at 10:30 a.m. with the annual holiday party immediately following.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, the meeting was adjourned at 11:10 a.m.

/s/ Michael R. Seeley
Secretary for the Meeting