

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ASPEN STREET METROPOLITAN DISTRICT

Held: July 19, 2024 at 10:30 a.m. *via* teleconference

ATTENDANCE

The meeting was held in accordance with the laws of the state of Colorado. The following directors were in attendance:

Javier Galvan
Aric Jones
Wes Huffines
Gina Crespín

Also present were: Jennifer Tanaka, Esq. and Audrey G. Johnson, White Bear Ankele Tanaka & Waldron, Attorney's at Law, District General Counsel; Geol Scheirman, District Manager, Public Alliance, LLC; Diane Wheeler and Daisey Garcia, Simmons & Wheeler, P.C.

ADMINISTRATIVE MATTERS

Call to Order: It was noted that a quorum of the Board was present, and the meeting was called to order at 10:31 a.m.

Declaration of Quorum and confirmation of Director Qualifications: Ms. Tanaka noted that a quorum for the board was present and that the directors had confirmed their qualification to serve.

Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest: Ms. Tanaka advised the board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Tanaka reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Tanaka inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: Mr. Scheirman presented the Board with the proposed agenda for the meeting. Upon motion duly made by Director

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Jones, seconded by Director Galvan and, upon vote carried, the Board approved the agenda.

**PUBLIC
COMMENTS**

None.

**CONSENT
AGENDA**

The Board was presented with the consent agenda items. Ms. Tanaka advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Following discussion, upon motion duly made by Director Jones, seconded by Director Huffins and, upon vote carried, the Board took the following actions:

- Approval of Minutes from March 7, 2024 special meeting
- Ratification of Payment of Claims as of June 30, 2024.
- Approval of Financial Statements as of March 31, 2024.
- Ratification of Engagement Letter with Spencer Fane, LLP for Legal Services.

**FINANCIAL
MATTERS**

2023 Audit: Ms. Wheeler reviewed the 2023 draft Audit with the Board. Following discussion, upon motion duly made by Director Jones, seconded by Director Galvan and, upon vote carried, the Board approved the draft 2023 Audit, subject to final review by Legal Counsel and a clean opinion from the Auditor.

LEGAL MATTERS

Website Accessibility Standards:

Resolution No. 2024-07-01: Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer: Attorney Johnson reviewed Resolution No. 2024-07-01: Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer with the Board. Following discussion, upon motion duly made by Director Jones, seconded by Director Galvan and, upon vote carried, the Board adopted Resolution No. 2024-07-01: Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer.

**MANAGEMENT
MATTERS**

Manager Updates: Mr. Scheirman presented his manager's update. He noted that privacy fencing is not allowed in the community only 3 rail fencing. However, chicken wire for the interior is acceptable. The Board requests that Public Alliance provide a design for Brightland purchasing department to review and finalize guidelines.

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Other: None.

**DEVELOPMENT
MATTERS**

Updates for Building: Mr. Scheirman gave an update from Brightland homes. He noted that 7-10 homes are closing by the end of July. Brightland Homes will be holding off on additional development until the spring of 2025. He also noted that curb and gutters are slated to start in May of 2025.

Other: None.

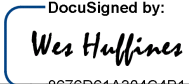
**DIRECTOR
MATTERS**

Board Vacancies: Director Galvan noted that he had a director candidate for the vacancy. The Board will look at a potential special meeting in August to consider an appointment.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote carried, the meeting was adjourned at 10:52 a.m.

Respectfully submitted,

By:  _____
Secretary for the Meeting