

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE
“DISTRICT”)
HELD
JUNE 26, 2023

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, June 26, 2023, at 12:00 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Derrick Walker, Secretary/Treasurer
Michael Geiger, Assistant Secretary
Jason Dorfman, Assistant Secretary

President Amy Cara was absent and excused.

Also, In Attendance Were:

Anna Jones and Shauna D’Amato; CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law
Offices, P.C.
Brandon Fries; East West Urban Management
Vince Martinez; DDBID
Sabina Valencia-Chavez; BID

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Director Walker called the meeting to order at 12:41 p.m. Following review, upon a motion duly made by Director Geiger, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest: Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Director Walker disclosed his interests as an owner of property located in the District. He also disclosed that he is an owner of Infield, which has an equity interest in the operating company that owns and manages 1801 Wewatta Street,

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Denver, Colorado, 80202. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Geiger disclosed his interests as an owner of property located in the District. He also disclosed he is Vice President of DaVita, Inc. He also disclosed that he is on the board of the Central Platte Valley Metropolitan District. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Director Dorfman disclosed his interests as an owner of property located in the District. He also disclosed he is executive manager for MH Blue Union Station, LLC, SBA Indigo Hotel. This disclosure is associated with the approval of items on the agenda that may affect his interests.

Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

Quorum, location of meeting, and posting of meeting notice: It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice. Director Cara was absent and excused.

Public comment: None.

Resignation of Director Lindsay Belluomo: The Board acknowledged/accepted the resignation of Lindsay Belluomo as of May 2, 2023.

Board Vacancy and Appointment of District Eligible Elector: This item was deferred to the July Board meeting.

CONSENT AGENDA

Minutes of the May 2, 2023 Special Meeting:

April 30, 2023 Financial Statements and Cash Position Report:

Current Claims:

Following review, upon a motion duly made by Director Geiger, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items.

FINANCIAL ITEMS

Bill.com: Ms. Jones provided an update to the Board.

PROJECT UPDATES

Elevator Repair Cost for Door Clutch- EWUM: Mr. Fries reviewed with the Board, and the Board determined to defer the discussion to the July meeting

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when Mr. Uram is able to be present. Director Walker requested that he and Attorney Miller schedule a meeting to discuss the workmanship warranty.

Proposal for Elevator Cab Roof Packaged AC and Elevator Equipment Room Unit Heater Repairs from LONG Building Technologies in the amount of \$7,500 – EWUM: Mr. Fries reviewed the proposal with the Board. Discussion ensued. Following review and discussion, upon a motion duly made by Director Dorfman, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the proposal for Elevator Cab Roof Packaged AC and Elevator Equipment Room Unit Heater Repairs from LONG Building Technologies in the amount of \$7,500, as presented.

MANAGER ITEMS

Cupbop Lease Renewal - \$1,500: Ms. D’Amato reviewed with the Board. Attorney Miller suggested extending this to a one-year lease instead of a six-month lease. Following discussion, upon a motion duly made by Director Dorfman, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the Cupbop Lease Renewal, as presented.

DIRECTOR ITEMS

None.

ATTORNEY ITEMS

CliftonLarsonAllen LLP Statements of Work for 2023: Attorney Miller and Ms. Jones provided their respective updates to the Board. They will provide further updates at the July meeting.

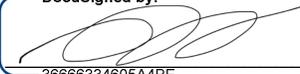
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 12:56 p.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting