

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
(THE "DISTRICT")  
HELD JUNE 4, 2024

A regular meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, June 4, 2024, at 9:00 a.m. at DaVita, 2000 16<sup>th</sup> Street, Denver, CO 80202 and MS Teams videoconference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Jason Dorfman, President  
Derrick Walker, Treasurer  
Michael Geiger, Secretary  
Amy Cara, Assistant Secretary

Jordan Kind, Assistant Secretary was absent and excused.

#### Also, In Attendance Were:

Anna Jones, Shauna D'Amato, Rachel Alles, and Jenna Trujillo;  
CliftonLarsonAllen LLP  
Dianne Miller, Esq.; Miller & Associates Law Offices, P.C.  
Brandon Fries; East West Urban Management

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the meeting was called to order at 10:11 a.m. Upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the agenda, as presented and excused the absence of Director Kind.

**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.

**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.

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**Public comment:** There was no public comment.

### CONSENT AGENDA

**Minutes of the May 7, 2024 Regular Meeting:**

**April 30, 2024 Unaudited Financial Statements and Cash Position Report:**

**Interim Claims Totaling \$51,708.28:**

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

### PROJECT UPDATES

**WSP Updates:** Ms. Jones provided an update to the Board noting that WSP is working on the ramp feasibility project and cost details will be presented at the July meeting. She also indicated that the lead paint inspections are forthcoming. The Union Gateway Bridge inspection has noted no fatal flaws at this point. She stated that Ms. D'Amato and Mr. Fries have been communicating with WSP on the asset management software, and training will begin soon. Ms. Trujillo will prepare a cost analysis for the ramp once pricing is provided by WSP.

1. Ramp Feasibility: This item was previously discussed.

### **Elevator Updates:**

1. Elevator Technicians Preventative Maintenance Approval for Union Gateway Project: This item was discussed in the Central Platte Valley Coordination Metropolitan District meeting.

### MANAGER ITEMS

None.

### FINANCIAL ITEMS

Director Cara inquired about Assessed Valuations timeline and projections. Discussion ensued. Ms. Trujillo will update the Assessed Valuations document for 2024.

### DIRECTOR ITEMS

None.

### ATTORNEY ITEMS

None.

### OTHER BUSINESS

The Board determined the July Board meeting will be held on July 2<sup>nd</sup> at 9:15 a.m. at the McWhinney office. President Dorman will send out the meeting location information.

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### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 10:25 a.m.

Respectfully submitted,

DocuSigned by:

*Michael Geiger*

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Secretary for the Meeting

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Envelope Sent	Hashed/Encrypted	7/7/2024 2:05:34 PM
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