

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY
COORDINATION METROPOLITAN
DISTRICT (THE "DISTRICT")

HELD
FEBRUARY 6, 2024

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, February 6, 2024, at 9:00 a.m. at Davita, 2000 16th Street, Denver, CO 80202 and via WebEx videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Derrick Walker, Treasurer
Michael Geiger, Secretary
Jordan Kind, Assistant Secretary
Amy Cara, Assistant Secretary (arrived at 9:15 a.m.)

Director Jason Dorman, President, was absent and excused.

Also In Attendance Were:

Anna Jones, Shauna D'Amato, Rachel Alles, Jenna Trujillo and Jason Carroll;
CliftonLarsonAllen LLP
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law
Offices, P.C.
Brandon Fries; East West Urban Management
Andrew Uram; TK Elevator Corporation
John Tryba and Caroline Miller; WSP
Nessa Mogharreban; DUG

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the meeting was called to order at 9:04 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Kind 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.

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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.

Public comment: None

CONSENT AGENDA

Minutes of the January 2, 2024 Regular Meeting:
December 31, 2023 Unaudited Financial Statements and Cash Position Report:
Interim Checks Totaling \$115,705.30:
December 2023 Monthly Security Report from DDP BID:

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

MANAGER ITEMS

17th Street Gardens:

Update on Projects: Ms. Jones and Ms. Mogharreban apprised the Board that the fence height from 4 feet to 6 feet is still being reviewed and the ‘variance’ is currently delayed with being reviewed by DOTI. The Board directed staff to move forward with the overall project while awaiting the ‘variance’ decision.

Review Maintenance Coordination Report – EWUM, Brandon Fries: Mr. Fries reviewed his report with the Board noting that both bridge inspections are now on the same schedule and are due in March.

- **Hello Darling Permit Process:** There was no update.

Update of 2024 insurance renewal: Ms. D’Amato provided an update to the Board stating that the renewal process is complete and has been submitted.

FINANCIAL ITEMS

Simmons & Wheeler PC 2023 Audit Engagement Letter: Following review, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board approved the Simmons & Wheeler PC 2023 Audit Engagement Letter NTE \$5,000, as presented.

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PROJECT UPDATES None.

DIRECTOR ITEMS None.

ATTORNEY ITEMS **Update on Nine Dot Arts Contract:** Attorney Miller reported that all final signatures have been obtained. She mentioned the delay was that the District is tax exempt from sales tax and that Nine Dot Arts needed to make the contract change to reflect such.

OTHER BUSINESS **Alternate time for March 5th meeting:** Following discussion, upon a motion duly made by Director Cara, seconded by Director Walker and, upon vote, unanimously carried, the Board determined to begin the March meeting at 10:30 a.m. instead of 9:00 a.m. Attorney Miller noted due to the time change, this would be considered a Special meeting.

ADJOURNMENT There being no further business to come before the Board at this time, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board adjourned the meeting at 10:30 a.m.

Respectfully submitted,

DocuSigned by:

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Secretary for the Meeting