

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Friday, February 16, 2024, at 3650 E. 1<sup>st</sup> Avenue,  
Suite 200 Denver, CO 80206

### Attendance

The regular meeting of the Board of Directors of the Westglenn Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Michael R. Seeley  
Vacancy  
Vacancy  
Vacancy  
Vacancy

Also present were Elizabeth A. Dauer, Esq., Seter, Vander Wall & Mielke, P.C.; and Greg Livin, Wipfli,

### Call to Order

Director Seeley convened the regular meeting at 11:05 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 Directors specifically noted that they are members 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 members 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.

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This disclosure is associated with approval of items on the agenda that may affect his interests.

## Approval of Minutes

Upon motion made, the minutes of the January 19, 2024 regular meeting were approved as presented.

## Financial Matters Payment of Claims

/ Greg Livin, with Wipfli LLP, presented the draft 2023 District audit. He noted that this is a clean opinion and that District revenues are up and the debt continues to be paid down.

Director Seeley requested that Wipfli include a footnote stating that the debt has been fully paid off be included in the audit once the final debt service payment is made in the first quarter of 2024. Director Seeley also requested a projection 2025 revenues based off the 9 mills for District operations.

Director Seeley discussed potentially opening a new bank account for the District.

## Director Matters

Director Seeley discussed potential candidates for the vacant director position(s).

## Park Improvement Project

There was no report at this time.

## Attorney Report

### - Website Update

Ms. Dauer reported that the new District website is live and in compliance with all Colorado and Federal accessibility laws.

## Park Update/ Maintenance Status Report

There was no report as Mr. Hamel was absent.

## Other Business

### - Discuss Proposed Change of Physical Location of Board Meetings

Ms. Dauer discussed that District management and accounting have requested a change to the regular meeting location due to the relocation of the Sullivan Group. Ms. Dauer presented a resolution regarding meeting location identifying that the new meeting location will be 7400 East Crestline Circle, Suite 210, Greenwood Village Colorado 80111, which exceeds twenty miles from the District boundaries.

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Upon motion made, the resolution regarding meeting location was approved as presented.

- Meeting Availability Director Seeley confirmed his availability for the March regular meeting.

## Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:35 a.m.



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Secretary for the Meeting