

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WESTGLENN METROPOLITAN DISTRICT
HELD
FRIDAY, JULY 18, 2025

A regular meeting of the Board of Directors of the Westglenn Metropolitan District was convened on Friday, July 18, 2025 at 11:00 a.m. at 7400 E. Crestline Circle, Suite 210, Greenwood Village, Colorado 80111.

ATTENDANCE

Michael R. Seeley
Mark J. Seeley
Vacancy
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Also present were:

Elizabeth A. Dauer, Esq., Seter, Vander Wall & Mielke, P.C.
Diane Rowledge, Sullivan Group

CALL TO ORDER/DECLARATION OF QUORM

The Board confirmed the presence of a quorum. Director Michael Seeley convened the regular meeting at 11:00 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. Director Michael Seeley specifically noted that he is a member 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 Directors present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Michael R. Seeley disclosed his ownership of property located within the District, and his association with Brookhill VII, LLC, developers in the District. This disclosure is associated with approval of items on the agenda that may affect his interests. Director Michael R. Seeley disclosed that he is the manager of Seeley Development Company, LLC, an entity that is participating in a transaction with the District to provide accounting services. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Mark J. Seeley disclosed his ownership of property located within the District. This disclosure is associated with approval of items on the agenda that may affect his interests. Director Mark J. Seeley disclosed that he is the manager of Golden Management, LLC, an entity that is participating in a transaction with the District to provide District management services. This disclosure is associated with approval of items on the agenda that may affect his interests.

APPROVAL OF MINUTES

Upon motion made, seconded and unanimously carried, the minutes of the June 13, 2025 regular meeting were approved as presented.

FINANCIAL REPORT/PAYMENT OF CLAIMS

Director Michael Seeley discussed the process for District accounting through Seeley Development Company, LLC with Diane Rowledge continuing to provide the check detail report and other assistance through the end of 2025. He noted that the bank transfer to First Western Trust Bank is going well and he anticipates an increase in the interest received and a decrease in bank fees.

Director Michael Seeley presented the District's financial report for the period ending June 30, 2025. Director Seeley confirmed that all accounting continues to be maintained according to GAAP, there were no unusual transactions during the time-period; and, the District remains capable of paying its obligations through 2025. Upon motion made by Director Mark Seeley, the financial report was accepted as presented and all claims presented were ratified.

ATTORNEY MATTERS

- Consider Approval of Agreement with Seeley Development Company, LLC for accounting Services

The Board discussed the engagement of Seeley Development Company, LLC to provide accounting services. Director Michael R. Seeley disclosed that he is the manager of Seeley Development Company, LLC, an entity that is participating in a transaction with the District to provide accounting services. The Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act on the contract. Upon motion made, seconded and unanimously carried, the Agreement with Seeley Development Company was approved with the modification to increase the compensation paid under the Agreement to \$5,000 per month.

- Consider Approval of Agreement with Golden Management, LLC for District Management Services

The Board discussed the engagement of Golden Management, LLC to provide District management services. Director Mark J. Seeley disclosed that he is the manager of Golden Management, LLC, an entity that is participating in a transaction with the District to provide management services. The Board determined that the participation of the Directors present was necessary to obtain a quorum or otherwise enable the Board to act on the contract. Upon motion made, seconded and unanimously carried, the Agreement with Golden Management, LLC was

approved as presented. The Board discussed that Richard Hamel will continue to provide park management services and resources through 2025.

- Consider Approval of Agreement with Delaroca Landscaping & Maintenance, LLC

Director Michael Seeley requested to table this item until the Fall/Winter. Ms. Dauer noted that it would be best practice to request a proposal for services this Winter from Delaroca Landscaping & Maintenance, LLC to incorporate into the landscaping services agreement.

- Discuss Streamline Website Accessibility Services

Ms. Dauer discussed Steamline's DocAccess website accessibility service. Upon discussion, motion, second, and unanimous approval the Board authorized subscription to the service at "the Basics" level for \$12.00 per month.

- Requirements for Better Understanding Metro Districts Legislation

Ms. Dauer described the "Better Understanding Metro Districts" legislation, HB25-1219. She noted that the requirements of the legislation do not affect metro districts formed prior to January 1, 2000. However, the Board indicated that it would like to include the information on the Metro District website required under the law in the interest of transparency.

MAINTENANCE UPDATE

Director Mark Seeley provided a maintenance update report. He noted that the Park and the newly installed sod look very good. He noted that he will speak with Ernesto Delaroca concerning tree care. It was discussed that there may be a tree inventory conducted by Davey Tree. Director Mark Seeley will contact Davey Tree regarding a Fall tree clean up. The Board discussed UNCC location notifications. Upon motion, second, and unanimous approval, the Board approved the UNCC contract with "One on Point" to provide the UNCC location services.

OTHER BUSINESS

The Directors confirmed availability for the regular meeting of August 15, 2025 at 11:00 a.m.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, the meeting was adjourned at 11:40 a.m.


Secretary for the Meeting