

# RECORD OF PROCEEDINGS

---

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

OF THE

WESTGLENN METROPOLITAN DISTRICT

Held: Friday, July 17, 2020, at 11:00 a.m. 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:

James Sullivan  
Michael Seeley

Also present were Kim J. Seter, Esq., Seter & Vander Wall, P.C.; Kay Hamel, District Accountant; and Richard Hamel, District Maintenance Supervisor.

### Call to Order

Director Sullivan convened the regular meeting at 11:00 a.m., noting that a quorum of the Board was present and had confirmed their continuing qualification to serve as Directors.

### 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 interest as an owner 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

# RECORD OF PROCEEDINGS

---

that may affect his interests.

Director Sullivan had disclosed his interest as an owner of property located in the District, and his association with Sullivan Group Incorporated, and Brookhill VII, LLC, developers in the District. 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 19, 2020 regular meeting were approved as presented.

## Financial Matters / Payment of Claims

Ms. Hamel presented the District's financial report for the period ending June 30, 2020. Director Sullivan inquired of Ms. Hamel who confirmed that all accounting continues to be maintained according to GAAP, there were no unusual transactions during the time period, there were no transactions involving the directors; and, the District remains capable of paying its obligations through 2020. Upon motion made by Director Sullivan, the financial report was accepted as presented.

## Dog Park Project

Mr. Seter noted for the Board that a memo concerning the history of the dog park is in the meeting packet.

Director Sullivan noted that a survey and TOPO have been received from Columbine Surveying. The Board reviewed the District's aerial photo and Mr. Hamel noted the irrigation system ends at one corner of the entry road into the water treatment plant. Director Sullivan enquired whether the line could be bored under the road to add the dog park to the system without purchasing another water tap. Mr. Hamel will discuss this with the irrigation system designer and report back to the Board.

Director Sullivan noted that he is looking at artificial turf for a portion of the dog park. Water would only be needed for washing down occasionally, for the dogs to drink and to clean their paws.

## Attorney Report

Mr. Seter presented the written report and several copies of the dog park survey. There were no additional questions.

# RECORD OF PROCEEDINGS

---

At Mr. Seter's request the Board ratified all actions taken at its previous meeting because the director conflict were not filed timely.

## Park Update/Maintenance Status Report

Mr. Hamel presented pictures of the Builder's Square redevelopment construction and the park. He noted that tree pruning is underway. The new development appears to be connecting to the District's transformer. Mr. Hamel is trying to determine if that was approved by Excel Energy.

A group utilized the basketball courts and then placed a large tent on the soccer field and appeared to camp there. The tent and campers have been removed. Mr. Hamel suggested the District signs be changed to state: 1. Enforcement is through Westminster City Parks and not Jefferson County; and, 2. "No Camping" rather than "no overnight camping."

Tree limb removal has begun and will take several weeks.

## Other Business

The directors confirmed their availability for the next regular meeting on August 21, 2020.

## 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 11:22 a.m.



---

Secretary for the Meeting