

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WESTGLENN METROPOLITAN DISTRICT
HELD
FRIDAY, SEPTEMBER 19, 2025

A regular meeting of the Board of Directors of the Westglenn Metropolitan District was convened on Friday, September 19, 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:
Kim J. Seter, Esq., Seter, Vander Wall & Mielke, P.C.
Diane Rowledge, Sullivan Group
Rochelle Seeley, a member of the public

CALL TO ORDER/DECLARATION OF QUORM

The Board confirmed the presence of a quorum. Director Michael 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. 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 August 15, 2025 regular meeting were approved as presented.

FINANCIAL REPORT/PAYMENT OF CLAIMS

Director Michael Seeley presented the District's financial report for the period ending August 31, 2025. He noted that the District is phasing out its usage of US Bank as it is simply too difficult to access any services and benefits are minimal, including very low interest earnings. He 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 and seconded, the financial report was accepted as presented and all claims presented were ratified.

ATTORNEY MATTERS

Mr. Seter presented a draft resolution regarding record requests under the Colorado Open Records Act. Upon motion made, seconded and unanimously carried, the resolution was approved as presented.

Mr. Seter discussed the history and purpose of the Colorado Governmental Immunity Act noting that insurance coverages for the District are intended to provide for amounts for which there are waivers under the Act. He distributed the property schedule and stressed the importance of listing and valuing all District-owned property. Director Mark Seeley will confirm the District property inventory and valuations.

MAINTENANCE UPDATE

Director Mark Seeley reported that a valve failed in the park and there was some dry grass that have since grown back. He obtained a proposal from Davey Tree to maintain the large cottonwoods over a 3-year period with the intention of reducing debris in the roadways. The proposal is in the approximate amount of \$1,000 per tree, \$11,000 total in the first year, with a reduction in amount for subsequent years. There was discussion regarding the types of trees to use as replacements in order for the trees to have more height and less spreading. He will obtain information with pictures of the types of trees under consideration at the next meeting. In addition, he will also obtain a proposal for winter watering for the next meeting.

OTHER BUSINESS

The Board discussed whether any budgetary changes are needed for 2026. Director Michael Seeley noted that the preliminary assessed valuation is down approximately \$2,000,000 for the

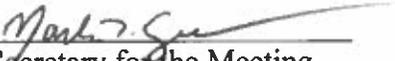
first time, but the effect on revenue is only about \$19,000, and the surplus funds from this year will be about \$17,000. The Board set the public hearing on the 2026 budget for Friday, November 21, 2025.

The Directors discussed availability for the October meeting.

The Board determined to change the start time for meetings from 11:00 am to 10:00 am effective January 2026.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, the meeting was adjourned at 11:37 a.m.


Secretary for the Meeting