

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WESTGLENN METROPOLITAN DISTRICT  
HELD  
FRIDAY, OCTOBER 17, 2025

A regular meeting of the Board of Directors of the Westglenn Metropolitan District was convened on Friday, October 17, 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  
Vacancy  
Vacancy

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 September 19, 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 September 30, 2025. 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.

Director Michael Seeley then presented the draft 2026 budget and acknowledged that all Directors received the draft budget by the October 15, 2025 deadline. The Board discussed the proposed 2026 budget and identified revisions to various line items and additions to the budget. Ms. Dauer explained aspects of the budget law and the process regarding consideration and approval of the 2026 budget.

### ATTORNEY MATTERS

Ms. Dauer discussed the Colorado Open Records Act and compliance regarding same. The Board determined to discuss the creation of District specific email addresses in 2026. Ms. Dauer discussed notice of concept plan received for the Take Five oil change facility located within the District.

### MAINTENANCE UPDATE

Director Mark Seeley presented his park management report. He discussed the notification from the City of Westminster concerning standing water at 90<sup>th</sup> and Pierce streets. He noted that winterization of the park is ongoing and presented a proposal for Fall tree pruning by Davey Tree.

Upon motion made, seconded and unanimously carried, the Board approved the proposal for Fall tree pruning in the amount of \$8,650.

Director Mark Seeley noted that he is meeting with B&B Electrical to identify needs in the park. Ms. Dauer noted that Ms. Bright will arrange for a walk through of District property with an insurance pool representative.

#### OTHER BUSINESS

The Directors discussed availability for the November and December meetings and holiday party.

#### ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, the meeting was adjourned at 12:04 p.m.

  
Secretary for the Meeting