

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WESTGLENN METROPOLITAN DISTRICT  
HELD  
FRIDAY, JUNE 13, 2025

A special meeting of the Board of Directors of the Westglenn Metropolitan District was convened on Friday, June 13, 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  
Rochella Seeley, member of the public

CALL TO ORDER/DECLARATION OF QUORM

The Board confirmed the presence of a quorum. Director Michael Seeley convened the special meeting at 11:02 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 May 16, 2025 regular meeting were approved as presented.

#### FINANCIAL REPORT/PAYMENT OF CLAIMS

Director Michael Seeley discussed the process for District accounting during the medical absence of the District accountant. The Board discussed that interim accounting activities should be conducted by Seeley Development Company, LLC with Diane Rowledge continuing to provide the check detail report through the end of 2025. Director Michael Seeley noted that it would be in the best interest of the District to run parallel accounting software through QuickBooks and Skyline systems.

Director Michael Seeley presented the District's financial report for the period ending May 31, 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 as presented.

- 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.

- Consider Resolution Granting Signing Authority for First Western Trust Bank

Ms. Dauer presented the Resolution Granting Signing Authority for First Western Trust Bank, noting that First Western Trust Bank is an eligible PDPA financial institution. Upon discussion, motion, and second, the Resolution Granting Signing Authority for First Western Trust Bank was approved as presented.

- Discussion of Banking and Audit Financial Policies

Ms. Dauer presented the proposed District financial policies. Director Michael Seeley discussed that he intends to include additional information for the District financial policies. He instructed Ms. Dauer to send him the policies in Word format. The matter was tabled until Director Michael Seeley completes his edits.

MAINTENANCE UPDATE

Director Mark Seeley distributed a written report concerning the Westglenn Park authored by Golden Management, LLC. Director Mark Seeley reported that the customary park maintenance continues to occur. He noted that the Westglenn Park sign re-painting is complete. He described that the City of Westminster identified two water pump leaks at 8801 Pierce Street and 9025 Vance Street. A replacement pump was purchased in the amount of \$823.03 for the pump at 8801 Pierce. The pump at 9025 Vance will be replaced following the Pierce Street pump replacement. Director Mark Seeley noted the installation of new sod to improve turf coverage in the amount of \$3,250.

OTHER BUSINESS

The Directors confirmed availability for the regular meeting of July 18, 2025 at 11:00 a.m.

In honor of the District's 40<sup>th</sup> anniversary, Director Seeley presented on the initial formation and history of the District.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, the meeting was adjourned at 11:55 a.m.

  
Secretary for the Meeting