

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WESTGLENN METROPOLITAN DISTRICT
HELD
FRIDAY, NOVEMBER 21, 2025

A regular meeting of the Board of Directors of the Westglenn Metropolitan District was convened on Friday, November 21, 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

Director 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 October 17, 2025 regular meeting were approved as presented.

FINANCIAL MATTERS/PAYMENT OF CLAIMS

Director Michael Seeley presented the District's financial report for the period ending October 31, 2025. Director Michael 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 and seconded, the financial report was accepted as presented and all claims presented were ratified.

Director Mark Seeley discussed the emergency electrical repairs that were performed by B&B Electrical in the amount of \$2,545.00. He also noted that B&B would be replacing two bollards for lighting in the District in the amount of \$4,765.00. Upon motion made by Director Mark Seeley and seconded, the electrical work performed by B&B Electrical was ratified.

PUBLIC HEARING REGARDING PROPOSED 2026 BUDGET AND IF NECESSARY AMENDED 2025 BUDGET

Director Michael Seeley opened the public hearing on the proposed 2026 budget. Noting that no public were present, he closed the public hearing. Director Michael Seeley noted that a 2025 budget amendment was not necessary at this time.

Director Michael Seeley presented the proposed 2026 budget and discussed the mill levy for 2026. Upon motion by Director Mark Seeley, and second, the Board approved the 2026 budget, appropriated funds, certified the mill levy, and approved the budget resolution subject to changes to the final assessed valuations to be received from the County Assessor.

ATTORNEY MATTERS

Ms. Dauer provided a brief discussion regarding the Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.* Discussion ensued.

MAINTENANCE UPDATE

Director Mark Seeley presented the monthly property report. He noted that he met with the insurance representative to walk the property and discuss the property schedule and coverage. He

also discussed winter watering and tree maintenance activities to be conducted by Davey Tree. The Board directed Ms. Dauer to research the bus shelter maintenance obligations.

OTHER BUSINESS

The Board confirmed its availability for the December 19, 2025 meeting at 10:30 a.m. with the annual holiday party immediately following.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, the meeting was adjourned at 11:54 a.m.


Secretary for the Meeting