

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WESTGLENN METROPOLITAN DISTRICT
HELD
FRIDAY, AUGUST 15, 2025

A regular meeting of the Board of Directors of the Westglenn Metropolitan District was convened on Friday, August 15, 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 July 18, 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 July 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 and seconded, the financial report was accepted as presented and all claims presented were ratified.

Director Michael Seeley discussed the list of consultants who are issued 1099 filings.

ATTORNEY MATTERS

Ms. Dauer discussed Streamline's DocAccess website accessibility service. She distributed the Streamline proposal for execution, acknowledging that the Board approved the proposal at its July meeting. The Board viewed the District website with the DocAccess accessibility service overlay.

Ms. Dauer discussed the effects of HB24B-1001, including the 5.25% property tax limitation. Ms. Dauer also discussed the Special District Association conference, noting that Catherine T. Bright will send the Directors information regarding same.

MAINTENANCE UPDATE

Director Mark Seeley provided the maintenance update report. He noted that Delaroca Landscaping will be painting the benches in the park in the next month. He also reported that Davey Tree is working on a three-year action plan to address dying trees and tree maintenance, while prioritizing safety. Director Michael Seeley suggested that Director Mark Seeley contact the neighboring apartments to notify them of the tree action plan in the event the apartments wished to address trees on apartment property. Director Michael Seeley also noted that tree replacement should only occur if it continues to fit the aesthetics of the District.

OTHER BUSINESS

The Directors discussed availability for the September meeting.

Director Michael Seeley directed legal counsel to draft an informational memo regarding governmental immunity and insurance coverage.

ADJOURNMENT

There being no further business to come before the Board, and upon motion duly made, the meeting was adjourned at 11:41 a.m.


Secretary for the Meeting