

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

THE PLAZA METROPOLITAN DISTRICT NOS. 1-2

Held: Wednesday, April 20 2022 at 3:00 p.m.

Via teleconference

Attendance

The Joint Regular meeting of the Boards of Directors of The Plaza Metropolitan District Nos. 1-2 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Mark Tompkins
Daniel Beer
Ben Arbogast

Director Kaboth was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Nancy Bach and Jason Carroll CliftonLarsonAllen, LLP, District Accountant; Heidi Westlund, Andrea Schubert, and Blair Bonuccelli, Bridge33 Capital.

**Call to Order/Declaration
of Quorum/
Reaffirmation of
Disclosures**

It was noted that a quorum of the Boards was present and the meeting was called to order.

Combined Meetings

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of the Districts. Where necessary, actions taken by an individual District will be so reflected in these minutes.

**Conflict of Interest
Disclosures**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with

notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Murphy inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda

Ms. Murphy presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended.

Consider Appointment of Directors

The Boards engaged in general discussion regarding the Appointment of Directors. It was noted that Ms. Westlund and Ms. Schubert were interested in serving on the Boards and Directors Arbogast and Kaboth intended on resigning. The Board requested a Special meeting be held in May to appoint new Board members.

Public Comment

None.

Consent Agenda

Ms. Murphy presented the items on the consent agenda to the Boards. Ms. Murphy advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, seconded and unanimously carried, the Boards approved, ratified and/or adopted the following items:

- Minutes from October 28, 2021 Special Meeting
- 2021 Annual Report
- Access Easement Agreement (South Upham Street and Bonfils Lane) (District No. 1)
- Temporary Construction Easement Agreement (South Upham Street) (District No. 1)
- 2021 Audit Exemption Application (District No. 2)

Legal Matters

Discuss and Consider Service Plan Requirements for Quinquennial Review

Ms. Murphy presented the Service Plan Requirements for Quinquennial Review. Director Tompkins noted that it is not necessary to complete the process. Following discussion, upon a motion duly made and seconded, the Boards determined to not move forward with the Quinquennial Review related to the 2000 voted but unused debt authorization.

Consider Resolution Adopting Rules and Regulations (District No. 1)

Ms. Murphy presented the Resolution Adopting Rules and Regulations to the Board of District No. 1. The Board engaged in discussion regarding the resolution. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the resolution, subject to final review and approval by the Board.

Financial Matters

Consider Approval of Claims Payable

Ms. Bach presented the Board of District No. 1 with the claims payable in the amount of \$100,396.97. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the claims.

Consider Acceptance of 2021 Audit (District No. 1)

Mr. Carroll presented the 2021 Audit to the Board of District No. 1. Mr. Carroll noted they are working with Director Tompkins and Jefferson County to determine why the District received less revenue from the Lakewood Reinvestment Authority than budgeted for 2021. Ms. Bach requested additional information from District management in order to book operations and maintenance expenses. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously accepted the 2021 Audit subject to final receipt of an unmodified opinion.

Consider Approval of Master Service Agreement with CliftonLarsonAllen, LLP

Mr. Carroll presented the Agreement to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Agreement as amended as discussed.

Other Financial Matters

None.

Management/Facilities Update

Discussion Regarding Improvements at Detention Pond/Open Space (District No. 1)

Ms. Murphy presented to the Board of District No. 1. Ms. Murphy noted that the District has budgeted \$35,000 to improve the detention pond. The District is waiting on more information from the District No. 3 Board in regards to the improvements.

Discussion Regarding Insurance Coverage for Public Improvements (District No. 1)

Director Tompkins noted that historically the parking garage structures have be insured by their respective condo associations as structure elements. Director Tompkins is working with the District Manager to determine if this the condo association insurance coverage covers the concrete structural elements of the garage as well as the electrical, lighting, and fire suppression systems. District No. 1 owns condominium units in each of the parking garage

structures.

Other Business

None.

Adjourn

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Daniel C Beer

Daniel C Beer (Jun 7, 2022 13:18 MDT)

Secretary for the Meeting, District Nos. 1-2

The foregoing minutes were approved on the 1st day of June, 2022.