

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

THE PLAZA METROPOLITAN DISTRICT NOS. 1-2

Held: Wednesday, June 1, 2022 at 11:00 a.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

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

Director Tompkins 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/Election of Officers

Following discussion, upon a motion duly made and seconded, the Boards unanimously appointed Andrea Schubert and Heidi Westlund to the Board of Directors.

Director Tompkins administered the Oaths of Office to Ms. Schubert and Ms. Westlund.

Following discussion, upon a motion duly made and seconded, the board unanimously approved the following officer positions:

- Mark Tompkins, President/Treasurer
- Daniel Beer, Secretary
- Ben Arbogast, Vice President/Assistant Secretary
- Heidi Westlund, Vice President/Assistant Secretary
- Andrea Schubert, Vice President/Assistant Secretary

Public Comment

None.

Consent Agenda

Director Tompkins presented the items on the consent agenda to the Boards. Director Tompkins 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 April 20, 2022 Special Meeting.

Legal Matters

Discussion Regarding Resolution Adopting Rules and Regulations (District No. 1)

Ms. Murphy stated that the Resolution Adopting Rules and Regulations for District No. 1 was approved at the previous meeting subject to comments and changes from Director Tompkins, Ms. Schubert, and legal counsel. No action taken.

Financial Matters

Consider Approval of Claims Payable

Ms. Bach presented the Board of District No. 1 with the claims payable in the amount of \$15,079.87. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the claims.

Consider Acceptance of Unaudited Financial Statements

Ms. Bach presented the March 31, 2022 Unaudited Financial Statements to the Board of District No. 1. The Board engaged in discussion with Ms. Bach and Mr. Carroll regarding the discrepancies in revenue from incremental tax revenue and public improvements fees from 2021. Ms. Bach and Mr. Carroll will continue to work on this with Jefferson County. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Unaudited Financial Statements subject to the update in the footnote regarding the Maintenance Fee.

Other Financial Matters

None.

Management/Facilities Update

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

Ms. Schubert noted that she is waiting to receive bids regarding landscaping improvements to the Detention Pond/Open Space.

Discussion Regarding Solar Power Agreements for Block 2, Block 5, and Block 7 Parking Garages

Ms. Westlund noted that she is looking into the various solar power agreements and billing statements.

Other Business

Discussion Regarding Excess Cash in General Fund

Director Tompkins noted that he has been working with Ms. Schubert and Ms. Westlund to assess potential safety and security improvements that could be funded from the District No. 1 General Fund. Following discussion, upon a motion duly made and seconded,

the Board for District No. 1 approved the proposals for Overstreet Lighting in an amount not to exceed \$70,000 and Street Lights in an amount not to exceed \$40,000.

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 Beer

Daniel Beer (Dec 5, 2022 10:56 MST)

Secretary for the Meeting, District Nos. 1-2

The foregoing minutes were approved on the 16th day of November, 2022.