

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DINOSAUR RIDGE METROPOLITAN DISTRICT HELD JUNE 13, 2023

A special meeting of the Board of Directors (the "Board") of the Dinosaur Ridge Metropolitan District (the "District") was held on June 13, 2023, at 11:00 a.m. The District Board meeting was held via video and telephone conference on Microsoft Teams and was open to the public via Microsoft Teams.

#### ATTENDANCE:

##### In attendance were Directors:

Matthew McBride, President  
Tim Walsh, Secretary/Treasurer

##### Also in attendance were:

Denise Denslow, Shauna D'Amato, and Curtis Bourgooin;  
CliftonLarsonAllen LLP ("CLA")  
Suzanne Meintzer, Esq.; McGeady Becher P.C.

##### Members of the Public in Attendance:

Jen Thoemke and Kate Hubbard; Connects Workspace, LLC  
Derek Giulini; Morris & Mae Market, LLC  
Jason Bilodeaux, Jessica Bilodeaux, and Ashleigh Bilodeaux; Over  
Yonder Brewing Company  
Ryan Cannazzaro; Alchemy Bicycles LLC  
Dirk Guiliani; La Rosita Tacos

#### ADMINISTRATIVE MATTERS

Ms. Denslow called the meeting was to order.

**Present Disclosures of Potential Conflicts of Interest:** The Board noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State at least seventy-two hours in advance of the meeting. Attorney Meintzer requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Meintzer noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes.

**Quorum, Location of Meeting and Posting of Meeting Notices, and Agenda:** Ms. Denslow confirmed the presence of a quorum.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following

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discussion, the Board determined to conduct the meeting via video and telephone conference through Microsoft Teams. The Board further noted that notice providing the Microsoft Teams attendance information was duly posted and that no objections or any requests that the means of hosting the meeting be changed by taxpaying electors within its boundaries were received.

Following discussion, upon motion duly made by Director Walsh, seconded by Director McBride and, upon vote, unanimously carried, the Board approved the agenda.

**Results of the May 2, 2023 Director Election:** Ms. Denslow informed the Board that the May 2, 2023 Regular Election was canceled because the District did not receive more self-nominations than seats available. Director McBride was elected by acclamation for a four-year term expiring in May 2027.

**Oaths of Office:** Attorney Meintzer confirmed the oath of office was filed with the respective entities as required by statute.

**Board Vacancies:** Attorney Meintzer reviewed the requirements for an eligible elector to serve on the Board. It was noted that there were no interested eligible electors at this time.

**Appointment of Officers:** Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	<u>Matt McBride</u>
Treasurer:	<u>Tim Walsh</u>
Recording Secretary:	<u>Denise Denslow</u>

**Public Comment:** Jennifer Thoemke addressed the Board regarding signage. The Board noted that the former developer has the title to the monument sign, which is not on District property.

Ryan Cannazzaro emphasized the importance of signage to the businesses within the District and indicated the businesses may be interested in a private option to fund should the District be unable to fund the additional monumentation/signage.

Attorney Meintzer indicated she will work with the Board and Ms. Denslow to determine potential options available to address the need for additional signage.



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Director Walsh suggested pursuing grant options with the city or Chamber of Commerce. Ms. Thoemke volunteered to lead the efforts of the options discussed.

**Minutes of the December 1, 2022 Special Meeting:** Following review, upon motion duly made by Director McBride seconded by Director Walsh and, upon vote, unanimously carried, the Board approved the Minutes of the December 1, 2022 Special Meeting.

**Change Order No. 4 to Service Agreement for Landscape Maintenance and Snow Removal Services with Arrowhead Landscape Service, Inc.:** Following review, upon a motion duly made by McBride, seconded by Director Walsh and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 4 to Service Agreement for Landscape Maintenance and Snow Removal Services with Arrowhead Landscape Service, Inc.

### FINANCIAL MATTERS

**Payment of Claims:** Mr. Bourgouin reviewed the claims with the Board. Following discussion, upon a motion duly made by Director McBride, seconded by Director Walsh and, upon vote, unanimously carried, the Board ratified approval of previous claims in the amount of \$109,013.81.

**April 30, 2023 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections, and Current Claims:** Mr. Bourgouin reviewed the Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections, and current claims with the Board. Following discussion, upon a motion duly made by Director McBride, seconded by Director Walsh and, upon vote, unanimously carried, the Board accepted the April 30, 2023 Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections, and current claims.

**Public Hearing on an Amendment of the 2022 Budget:** Following discussion, upon a motion duly made by Director McBride, seconded by Director Walsh and, upon vote, unanimously carried, the Board opened the public hearing to consider amendment of the 2022 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

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Mr. Bourgouin reviewed the need to amend the General Fund of the 2022 Budget with the Board. Following discussion, upon a motion duly made by Director McBride seconded by Director Walsh and, upon vote, unanimously carried, the Board adopted Resolution 2023-06-01 to Amend the 2022 Budget.

**2022 Audit:** Mr. Bourgouin reviewed the 2022 Draft Audit with the Board. Following discussion, upon a motion duly made by Director Walsh, seconded by Director McBride and, upon vote, unanimously carried, the Board approved the 2022 Audit, subject to final review by legal counsel and receipt of a clean auditor's opinion.

### MANAGER MATTERS

**Parking Issues:** Ms. Denslow presented the parking issues with the Board, noting that the District has not adopted rules and regulations concerning the same. The Board discussed parking enforcement and the costs surrounding it. No action was taken.

### LEGAL MATTERS

**Operation and Funding Agreement by and between the District and Confluence Builders, LLC:** Attorney Meintzer reviewed the Agreement with the Board. Following discussion, it was determined that this would be revisited during the budget meeting later in the fall, as it is not needed at this time.

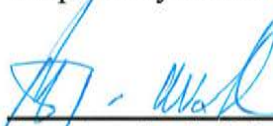
### BOARD MEMBER MATTERS

None.

### ADJOURNMENT:

There being no further business to come before the Board at this time, the Board adjourned the meeting at 12:15 p.m.

Respectfully Submitted:



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Secretary for the Meeting