

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED REGULAR MEETING
OF
GREAT WESTERN METROPOLITAN DISTRICT NO. 1
GREAT WESTERN METROPOLITAN DISTRICT NO. 2
GREAT WESTERN METROPOLITAN DISTRICT NO. 3
GREAT WESTERN METROPOLITAN DISTRICT NO. 4
GREAT WESTERN METROPOLITAN DISTRICT NO. 5
GREAT WESTERN METROPOLITAN DISTRICT NO. 6
GREAT WESTERN METROPOLITAN DISTRICT NO. 7

HELD
July 28, 2022

The Coordinated Regular Meeting of the Boards of Directors (collectively, “Boards”) of the Great Western Metropolitan District No. 1, Great Western Metropolitan District No. 2, Great Western Metropolitan District No. 3, Great Western Metropolitan District No. 4, Great Western Metropolitan District No. 5, Great Western Metropolitan District No. 6 and Great Western Metropolitan District No. 7 (collectively, “Districts”) was held in person at 216 Clayton Denver, CO 80206 and virtually via MS Teams on Thursday, July 28, 2022 at 10:00 a.m.

ATTENDANCE

Directors in Attendance Were:

Marc Savela, President/Chairman

Ron Corsentino, Secretary/Treasurer

John Spiegleman, Vice President/Assistant Secretary/Assistant Treasurer

Directors Absent and Excused:

Reagan Shanley, Vice President/Assistant Secretary/Assistant Treasurer

Brian Spittell, Vice President/Assistant Secretary/Assistant Treasurer

Also, in Attendance Were:

David O’Leary; Spencer Fane, LLP

Russell White and Andrew Anderson; Rubin Brown, LLC.

Geol Scheirman, Sarah Bromley, Bryan Newby, Chad Walker, Molly Brodlun, Dillon Gamber, and Brendan Campbell; Pinnacle Consulting Group, Inc.

CALL TO ORDER

The Coordinated Regular Meeting of the Boards of Directors of the Great Western Metropolitan Districts Nos. 1-7 was called to order at 10:02 a.m. by Mr. Scheirman, noting that a quorum was present with three Board members in attendance for each of the Boards. Each of the Directors confirmed their qualifications to serve on the Boards. The Boards also confirmed prior to the meeting each of the Directors had been notified of the meeting.

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COMBINED MEETINGS

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

MEETING NOTICE

Mr. Scheirman reported notices of the Board Meetings were properly posted on the Districts' website as per Board Resolution and pursuant to Colorado HB19-1087 meeting notices. The Notice also included the agenda items and language meetings are open to the public.

CONFLICTS OF INTEREST

Mr. O'Leary discussed the law relating to conflicts of interest and ethical standards for public officials, and the statutory requirements to disclose any Board Members potential conflict of interest to the Secretary of State. Mr. O'Leary further advised the Boards regarding the requirements pertaining to general and specific conflicts. Mr. O'Leary indicated that appropriate forms disclosing potential conflicts had previously been sent to and completed by each of the Directors at least 72 hours in advance of the meeting as required by statute. The Boards acknowledged all Board Members are employees or affiliated with the primary landowners and developers the Great Western Development Company, Inc., Windsor Renewal I, LLC and GWIP, LLC, and its predecessor entity, and its heirs, successors, affiliates, and assigns, the primary landowners, and the developer within the Districts. Mr. O'Leary noted additional potential conflicts and questions should be submitted to Spencer Fane LLP for review and preparation of applicable disclosure statements in advance of each meeting. Mr. O'Leary discussed the obligations of individual Directors to assure that the state law regarding disclosure of potential conflicts of interest is properly satisfied. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the 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. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

AGENDA

Agenda: The Boards reviewed the agenda. It was proposed to strike item I. E., Appointment for Vacancy on Board of Directors for District Nos. 1-7, from the Agenda, as well as move item II. C., Audits for Districts 1, 5, and

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6, up to I. G. on the Agenda. Following review and discussion, upon motion duly made by Director Savela seconded by Director Corsentino, and upon vote, it was unanimously

RESOLVED to approve the agenda, as amended to strike item I. E. from the Agenda, and move item II. C., Audits for Districts 1, 5, and 6, up to I. G.

MINUTES APPROVAL

Minutes Approval: The minutes of the March 24, 2022, Regular Board Meeting were presented and reviewed. Upon motion duly made by Director Savela, seconded by Director Corsentino, and upon vote, it was unanimously

RESOLVED to approve the March 24, 2022, minutes as presented.

PUBLIC COMMENT

The Boards opened the meeting to public comments. Upon receiving no comments, this portion of the meeting was closed.

ADMINISTRATIVE ITEMS

Audits for Districts 1, 5, and 6: Mr. White reviewed the Audits for District 1, 5, and 6 with the Board and answered questions. Upon motion by Director Savela, seconded by Director Corsentino, and, upon vote, it was unanimously

RESOLVED to approve the Audits for Districts 1, 5, and 6, as presented.

FINANCIAL ITEMS

Ratification of Payables: Mr. Campbell presented the District No. 1 payables listing for the period March 23, 2022, through July 25, 2022. Following review and discussion, upon motion duly made by Director Savela, seconded by Director Corsentino, upon vote, unanimously carried, it was

RESOLVED to ratify the payables as presented for District No. 1 from March 23, 2022, through July 25, 2022.

Unaudited Financial Statements for Period Ended May 31, 2021: Mr. Campbell reviewed the Financial Statements and answered questions with the Board.

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DISTRICT MANAGER REPORT

Review and Approve Contract Modification Report: Mr. Gamber presented the contract modification report and answered questions from the Board. Following discussion, upon a motion duly made by Director Savela, seconded by Director Corsentino, and, upon vote, unanimously carried, it was

RESOLVED to approve the contract modification report, as presented.

District Operations Update: Mr. Gamber provided the Board an update to district operations. He discussed mowing on a three-week schedule and completing well and meter certifications. Mr. Scheirman discussed the Districts 2023 budget process. The Board determined Director Savela as the designated District representative to review the 2023 draft budget with the District Management Team before final distribution to the Board. Mr. Scheirman presented and discussed possible conflicts with the Regular Board Meeting scheduled November 24th, 2022. Upon discussion, Director Savela suggested a new meeting date of November 17th, 2022. Facing no objection, the meeting has been rescheduled to the newly proposed date.

Non-Potable Meter Discussion: Mr. Scheirman presented updates for the Non-Potable water system. He discussed the benefits of developing an area of responsibility map, which will provide a snapshot of current users of the system.

LEGAL ITEMS

Updated Easements or Agreements Regarding Gotham Greens Regarding Town of Windsor Easements and Services: Mr. O’Leary discussed the ratification for construction easement and maintenance. He also presented amendments to the service plan agreement including modifications. Following discussion, upon a motion made duly by Director Savela, seconded by Director Corsentino, and, upon vote, unanimously carried, it was

RESOLVED to approve the updates to the service plan agreement.

DEVELOPMENT UPDATE

Director Savela presented updates to the Board and discussed the master plan and rezoning in the district. He also noted that a planning meeting will be held August 17, 2022, and that the first reading with the Town of Windsor will take place August 22, 2022.

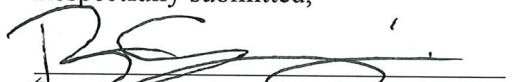
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ITEMS FROM DIRECTORS There were no other matters brought before the board.

ADJOURNMENT Upon motion duly made by Director Savela, seconded by Director Corsentino, and upon vote, unanimously carried, the Boards adjourned the meeting at 10:39 a.m.

The next Regular Board Meeting is scheduled for November 17, 2022, at 10:00 a.m.

Respectfully submitted,


Bryan Newby, Secretary for the Meeting