

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE HIGHLINE CROSSING METROPOLITAN DISTRICT (THE “DISTRICT”) HELD AUGUST 27, 2024

A special meeting of the Board of Directors of the Highline Crossing Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, August 27, 2024, at 6:00 p.m., and held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Daniel Payotelis, President
Brian O’Sullivan, Treasurer

Also, In Attendance Were:

Peggy Ripko and Kaitlyn Toman (for a portion of the meeting); Special District Services, Inc. (“SDMS”)

Jeffrey E. Erb, Esq.; Erb Law, LLC

Neil Schilling; Schilling & Company, Inc. (for a portion of the meeting)

PUBLIC COMMENT

There were no public comments.

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Erb that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Ripko confirmed the presence of a quorum. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director O’Sullivan, seconded by Director Payotelis, and

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upon vote unanimously carried, the Board determined to conduct the meeting to conduct the meeting via videoconference/teleconference. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director O'Sullivan, seconded by Director Payotelis, and upon vote unanimously carried, the Board approved the Agenda.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director O'Sullivan, seconded by Director Payotelis, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://highlinecrossingmd.colorado.gov> or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: the corner of East Kansas Avenue and South Dayton Street.

Minutes of the December 6, 2023 Special Meeting, the December 6, 2023 Annual Meeting, and the December 11, 2023 Continued Meeting: The Board reviewed the Minutes of the December 6, 2023 Special Meeting, the December 6, 2023 Annual Meeting, and the December 11, 2023 Continued Meeting.

Following review and discussion, upon motion duly made by Director Payotelis, seconded by Director O'Sullivan, and upon vote unanimously carried, the Board approved the Minutes.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Payment of Claims: The Board considered ratifying the approval of the payment of claims as follows:

Fund	Period Ending Nov. 30, 2023	Period Ending Dec. 31, 2023	Period Ending Jan. 31, 2024	Period Ending Feb. 29, 2024
General	\$ 19,564.18	\$ 7,312.27	\$ 17,183.66	\$ 8,874.83
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 19,564.18	\$ 7,312.27	\$ 17,183.66	\$ 8,874.83

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Fund	Period Ending Mar. 31, 2024	Period Ending Apr. 30, 2024	Period Ending May 31, 2024	Special Payment May 2024
General	\$ 10,729.31	\$ 8,672.49	\$ 4,483.50	\$ 9,075.50
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 10,729.31	\$ 8,672.49	\$ 4,483.50	\$ 9,075.50

Fund	Period Ending Jun. 30, 2024	Period Ending Jul. 31, 2024
General	\$ 14,407.45	\$ 20,153.68
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 14,407.45	\$ 20,153.68

Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and, upon vote unanimously carried, the Board ratified approval of the payment of the claims.

Unaudited Financial Statements and Cash Position: Ms. Toman reviewed the unaudited financial statements and cash position for the period ending June 30, 2024 with the Board.

Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and upon vote unanimously carried, the Board accepted the unaudited financial statements and cash position.

2023 Audit Preparation: The Board reviewed the engagement of the engagement of Schilling & Company, Inc. to perform the 2023 Audit.

Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and upon vote unanimously carried, the Board ratified approval of the engagement of Schilling & Company, Inc. to perform the 2023 Audit.

Public Hearing on Amendment to 2023 Budget: Director Payotelis opened the public hearing to consider an amendment to the 2023 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 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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Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and upon vote unanimously carried, the Board adopted Resolution No. 2024-08-01 to Amend the 2023 Budget.

2023 Audit: Mr. Schilling reviewed the 2023 Audit with the Board.

Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and upon vote unanimously carried, the Board approved the 2023 Audit, subject to final legal review, and authorized execution of the Representations Letter.

LEGAL MATTERS

Resolution Regarding the Imposition of the Ownership Transfer Fee: The Board differed this matter.

Resolution Re Adoption of a Website Accessibility Plan and Policy: The Board reviewed a Resolution re Adoption of a Website Accessibility Plan and Policy.

Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and upon vote unanimously carried, the Board adopted the Resolution Re Adoption of a Website Accessibility Plan and Policy.

Service Agreement by and between the District and Property Solutions Team: The Board reviewed a Service Agreement by and between the District and Property Solutions Team for Wall Repair.

Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and upon vote unanimously carried, the Board ratified approval of the Service Agreement by and between the District and Property Solutions Team for Wall Repair.

Service Agreement by and between the District and Landtech Contractors, LLC: The Board reviewed a Service Agreement by and between the District and Landtech Contractors, LLC for the 2024 – 2025 Snow Removal Services.

Following discussion, upon motion duly made by Director Payotelis, seconded by Director O’Sullivan, and upon vote unanimously carried, the Board approved the Service Agreement by and between the District and Landtech Contractors, LLC for the 2024 – 2025 Snow Removal Services, subject to final legal review.

Architectural Review Fees: The Board discussed the Architectural Review Fees.

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Following discussion, upon motion duly made by Director Payotelis, seconded by Director O'Sullivan, and upon vote unanimously carried, the Board approved the remove \$50 fee and authorized the refund of all of the fees in 2024.

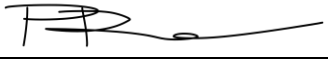
OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Payotelis, seconded by Director O'Sullivan and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By  _____
Secretary for the Meeting