

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD JULY 2, 2024

A special meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, July 2, 2024, at 9:30 a.m. at McWhinney, 1800 Wazee Street, Suite 200, Denver, CO 80202 and MS Teams videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jason Dorfman, President
Derrick Walker, Treasurer
Jordan Kind, Assistant Secretary
Amy Cara, Assistant Secretary

Michael Geiger, Secretary was absent and excused.

Also, In Attendance Were:

Anna Jones, Shauna D'Amato, Rachel Alles, and Jenna Trujillo;
CliftonLarsonAllen LLP
Dianne Miller, Esq.; Miller & Associates Law Offices, P.C.
Brandon Fries; East West Urban Management
John Tryba, Caroline Miller & Isaac Anthony; WSP
Andy Rockmore, SAR Architecture
Ted Murzyn; Elevator Technicians

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the meeting was called to order at 9:32 a.m. Upon a motion duly made by Director Kind, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the agenda, as presented and excused the absence of Director Geiger.

Disclosures of Potential Conflicts of Interest: Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The Directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

Quorum, location of meeting, and posting of meeting notice: It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice.

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Public comment: There was no public comment.

CONSENT AGENDA

Minutes of the June 4, 2024 Regular Meeting:

May 31, 2024 Unaudited Financial Statements and Cash Position Report:

Interim Claims Totaling \$108,471.33:

Following review, upon a motion duly made by Director Kind, seconded by Director Walker and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items, as presented.

PROJECT UPDATES

WSP Updates: Ms. Caroline Miller updated the Board on the process and capabilities of the cloud-based asset management software, Atom. She noted the asset registry has been finalized with comparison to the District's Property Schedule and Reserve Study. She stated WSP proposes a site walk with Mr. Fries to verify the quantities of the District's assets, and once the system is updated, training will be administered to all District stakeholders.

1. **Ramp Feasibility:** Mr. Tryba and Mr. Rockmore provided an update on the fatal flaw analysis and reviewed ramp renderings with the Board, noting that all options would require removal of elevators. No fatal flaws were identified and proposed designs do not encroach on RTD property. Discussion ensued regarding costs vs. benefits and means of funding. It was noted that CLA will organize a meeting with WSP and Director Geiger to review this information. The Board will plan to revisit the discussion at the August meeting to consider authorizing WSP to create a 30% drawing and cost estimate for the project. WSP will present a pros and cons list of installing a ramp, and Ms. Trujillo will present information on how much the mill levy would have to increase to issue bonds to fund this project, all for consideration at the August Board meeting.

Elevator Modernization – Union Gateway Bridge: This item was not discussed.

MANAGER ITEMS

Discuss statutorily required documents posted on website and consider remediation services: Ms. Jones and Attorney Miller provided an update to the Board informing them that CLA is working on bringing the website and posted documents into compliance by the July 1, 2025 deadline.

FINANCIAL ITEMS

Draft 2023 Audit and Approve Committee for Final Approval; Approval of Extension Filing: Ms. Trujillo reviewed the draft 2023 Audit with the Board and recommended engaging a new auditor for 2023. She noted she will present quotes to the Board later in the year. The Board designated Directors Walker and Kind as the Audit Committee to approve once final. Ms. Trujillo will send the Audit Extension to President Dorfman for his signature to be filed.

DIRECTOR ITEMS

None.

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ATTORNEY ITEMS None.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Kind and, upon vote, unanimously carried, the Board adjourned the meeting at 11:22 a.m.

Respectfully submitted,

Signed by:

Michael Geiger

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Secretary for the Meeting

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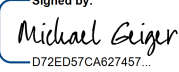
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 Resent: 8/14/2024 11:17:01 AM
 Viewed: 8/22/2024 9:18:16 AM
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Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/8/2024 6:08:58 PM
Certified Delivered	Security Checked	8/22/2024 9:18:16 AM
Signing Complete	Security Checked	8/22/2024 9:18:32 AM
Completed	Security Checked	8/22/2024 9:18:32 AM

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