

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY COORDINATION METROPOLITAN DISTRICT (THE “DISTRICT”)

JUNE 4, 2024

A regular meeting of the Board of Directors of the Central Platte Valley Coordination Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, June 4, 2024, at 9:00 a.m. at DaVita, 2000 16th Street, Denver, CO 80202 and via MS Teams videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jason Dorfman, President
Derrick Walker, Treasurer
Michael Geiger, Secretary
Amy Cara, Assistant Secretary

Jordan Kind, Assistant 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
Nessa Mogharreban; DUG

ADMINISTRATIVE MATTERS

Call to Order and Agenda: Upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the meeting was called to order at 9:12 a.m. Upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board approved the agenda, as presented and excused the absence of Director Kind.

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

RECORD OF PROCEEDINGS

of the meeting notice.

Public comment: None

CONSENT AGENDA

Minutes of the May 7, 2024 Regular Meeting:
April 30, 2024 Unaudited Financial Statements and Cash Position Report:
Interim Checks Totaling \$123,682.60:
April 2024 Monthly Security Report from DDP BID:
17th Street Gardens Fence Design:

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

MANAGER ITEMS

17th Street Gardens: Ms. Jones provided an update to the Board noting the District has received staff approval from the City of Denver for the Tier III encroachment permit for the fencing and is anticipating full approval by July 8th. She stated there is already full approval for the Tier II permit. She stated that the fencing material has been ordered and tension cabling will be installed at the top to deter vandalism. The Gardens will be open to gardeners likely by this weekend and the music series has commenced on the Gardens side of the plaza. Construction continues on the Wewatta side and is fenced off. Ms. Mogharreban noted that a Press Release will be distributed today and noted that the gardens logistics is underway. There is currently a holdup with Stantec for the electrical components. CLA has been coordinating with off-duty cops and Whole Foods on the progression of the project.

Update on Projects: This item was previously discussed.

Maintenance Coordination Report – EWUM: Mr. Fries provided his report with the Board noting that he will present a quote for the Wewatta median planting and the Union Gateway Bridge elevator repairs from Elevator Technicians at the July meeting. He is expecting termination paperwork from TK Elevator in the coming weeks.

1. **Hello Darling permit process:** Mr. Fries noted there are no updates that have been provided by Hello Darling. The Board directed Mr. Fries to request documentation of the City permitting process from Hello Darling to certify that the effort is being made to obtain a permit

Holiday Lighting: Ms. D’Amato and Ms. Alles provided an update and detailed the background of their holiday lighting research and efforts so far. They stated they have narrowed down some options and need to discuss Display Devices proposals and

RECORD OF PROCEEDINGS

feasibility as a follow up with Director Kind. Director Cara stated she will make a call to her contact to see how she can help with lighting power and permitting. Ms. D'Amato provided details for a holiday market idea in the Gardens to the Board, noting she will present pricing for the market at the July meeting.

Tree Planting Phase II Update: No update was provided.

FINANCIAL ITEMS

It was noted that the music series invoices will be processed twice per month so musicians are paid in a timely manner.

PROJECT UPDATES

Director Cara requested clarification on Nine Dot Arts individual artist compensation and contracting. Discussion ensued regarding the project committee and artist selection. Ms. Jones and Director Cara will coordinate the committee and selection details and will call for artists within residents of the District. Directors Cara, Geiger and Walker were designated as the Board committee and will reach out to stakeholders that they know in the area to represent all types of properties in the area. It was noted that the deposit is required to be paid to Nine Dot Arts before this work can begin.

DIRECTOR ITEMS

None.

ATTORNEY ITEMS

None.

OTHER BUSINESS

The Board determined the July Board meeting will be held on July 2nd at 9:15 a.m. at the McWhinney office. President Dorman will send out the meeting location information.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board adjourned the meeting at 10:25 a.m.

Respectfully submitted,

DocuSigned by:

D72ED67CA627467...
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 26B6D81A291544D5BC57DE329EF74D3A	Status: Completed
Subject: Complete with DocuSign: 2a - Minutes - 6-4-24 CPVCMD (pending mgr review)_RA Edits_SD Edits.pdf	
Client Name: CPVCMD	
Client Number: A366602	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Sandy Brandenburger
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Sandy.Brandenburger@claconnect.com
	IP Address: 136.226.86.167

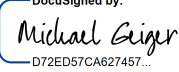
Record Tracking

Status: Original	Holder: Sandy Brandenburger	Location: DocuSign
7/7/2024 2:13:48 PM	Sandy.Brandenburger@claconnect.com	

Signer Events

Michael Geiger
 Michael.Geiger@davita.com
 Secretary
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 D72ED57CA627457...
 Signature Adoption: Pre-selected Style
 Using IP Address: 107.77.235.227
 Signed using mobile

Timestamp

Sent: 7/7/2024 2:14:25 PM
 Resent: 7/11/2024 3:21:40 PM
 Viewed: 7/25/2024 6:53:29 AM
 Signed: 7/25/2024 6:54:10 AM

Electronic Record and Signature Disclosure:
 Accepted: 7/25/2024 6:53:29 AM
 ID: 3d1fa467-e2bc-46fb-8c13-806121ea418c

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
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	7/7/2024 2:14:25 PM
Certified Delivered	Security Checked	7/25/2024 6:53:29 AM
Signing Complete	Security Checked	7/25/2024 6:54:10 AM
Completed	Security Checked	7/25/2024 6:54:10 AM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact CliftonLarsonAllen LLP:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: BusinessTechnology@CLAconnect.com

To advise CliftonLarsonAllen LLP of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at BusinessTechnology@CLAconnect.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from CliftonLarsonAllen LLP

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with CliftonLarsonAllen LLP

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to BusinessTechnology@CLAconnect.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.