

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD
AUGUST 6, 2024

A regular meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, August 6, 2024, at 9:00 a.m., at the offices of DaVita Inc., 2000 16th Street, Denver, Colorado 80202 and via Microsoft Teams. 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

Also, In Attendance Were:

Anna Jones, Shauna D'Amato, Rachel Alles & Jenna Trujillo; CliftonLarsonAllen LLP ("CLA")
Dianne Miller, Esq.; Miller & Associates Law Offices, P.C.
Cole Kralik; Allied Universal
Amanda Miller; DDP
Brandon Fries; East West Urban Management
Ted Murzyn; Elevator Technicians
John Tryba; WSP

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board called the meeting to order at 9:06 a.m. The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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 Miller 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, Location of Meeting Posting of Meeting Notice:

Ms. Jones confirmed the presence of a quorum and 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.

Public Comment:

There was no public comment.

CONSENT MATTERS

Minutes of July 2, 2024 Special Meeting:

June 30, 2024 Unaudited Financial Statement and Cash Position Report:

August 2024 Claims Totaling \$147,860.08:

The Board reviewed the Consent Matters. Following review and discussion, upon a motion duly made by Director Geiger, seconded by Director Cara and, upon vote, unanimously carried, the Board approved the Consent Matters, as presented.

PROJECT UPDATES

WSP Updates:

Mr. Tryba noted WSP is working on a field survey of assets and stated that the asset management rollout software is moving along.

1. Ramp Feasibility Update:

Mr. Tryba reviewed the ramp renderings with the Board. The Board discussed implications of each option and alternative ideas.

a. Millennium Bridge Pros & Cons:

Mr. Tryba reviewed pros & cons with the Board noting that there may be State grant opportunities for ADA improvements on a public structure. Attorney Miller added that a Service Plan amendment would be necessary if the project is approved and completed, and would need to pass through City Council.

Ms. Jones stated that she will coordinate with Mr. Tryba on refining the details and scope for Phase II the project and will solicit feedback from Directors Geiger, Kind and Walker to be presented at the September Board meeting.

Mr. Fries informed the Board he will speak with Ms. Kincaid regarding the surrounding HOA/resident implications. Attorney Miller suggested a GID overlay.

Following discussion, upon a motion duly made by Director Geiger, seconded by Director Walker and, upon vote, unanimously carried, the Board directed staff to continue due diligence including refinement of scope and cost of the project.

Financial Impacts:

Ms. Trujillo reviewed the elevator maintenance expenditures over the span of eleven years. The Board entered into discussion regarding the return on investment and future considerations.

Elevator Modernization – Union Gateway Bridge:

Mr. Murzyn reviewed the elevator modernization drawings with the Board. The Board directed Mr. Fries to work with a third party to review the drawings before Board consideration.

MANAGER MATTERS

Statutorily required documents posted on website and consider remediation services; designate website compliance coordinator:

Ms. Jones provided an overview with the Board and noted that remediation proposals will be presented at the September Board meeting. Following discussion, upon a motion duly made by Director Cara, seconded by Director Geiger and, upon vote, unanimously carried, the Board designated CLA as the website compliance coordinator.

FINANCIAL MATTERS

None.

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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/10/2024 8:16:50 AM
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