

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF CITY CENTER WEST RESIDENTIAL METROPOLITAN DISTRICT NO. 2

HELD
August 6, 2024

The Regular Meeting of City Center West Residential Metropolitan District No. 2 was held via Zoom and Teleconference on Tuesday, August 6, 2024, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

Melissa Kerr, Treasurer & Secretary
Aparna Karnik, Vice Chair, Assistant Treasurer & Secretary
Trish Trombino, Vice Chair, Assistant Treasurer & Secretary
Trish Thompson, Vice Chair, Assistant Treasurer & Secretary

Also in Attendance:

David O'Leary; Spencer Fane, LLP.
Kevin Mitts, Kieyesia Conaway, Tracie Kaminski, and Wendy McFarland; Pinnacle Consulting Group, Inc.
Shannon Fuller; Haynie & Company
Josh Vadel and Jacob; Members of the Public

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the City Center West Residential Metropolitan District No. 2 was called to order by Mr. Mitts at 5:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Mitts noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. O'Leary inquired whether there were any conflicts to disclose by Board members present, which have not already been adequately disclosed. There were no such conflicts to disclose. Mr. O'Leary advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Board 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 Board Members determined that the participation of the members present was necessary to obtain a quorum of otherwise enable the board to act.

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Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Appointment to fill Board Vacancy and Elect Officers: Mr. O’Leary and Mr. Mitts presented the Appointment to fill Board Vacancy and Elect Officers to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Kerr, and upon vote, unanimously carried, it was

RESOLVED to approve the Elect Officers as follows:
Trish Thompson – President & Chairperson
Melissa Kerr – Treasurer & Secretary
Aparna Karnik – Vice Chair, Asst. Treasurer & Secretary
Trish Trombino – Vice Chair, Asst. Treasurer & Secretary

Approval of Minutes: Mr. Mitts presented the May 7, 2024 Regular Meeting Minutes to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Kerr, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve the May 7, 2024 Regular Meeting Minutes.

Public Comment: Mr. Vadel noted that mature trees in the District still have the supports around them, his landscaper told him to remove his after about a year and asked if the District’s landscaper would be removing the ones around the District that need to be removed. Mr. Mitts noted that Mr. Powell would work with the landscaper to remove supports on mature trees.

Director Comment: There were no Director Comments received.

2023 Audited Financial Statements: Ms. Fuller presented the 2023 Audited Financial Statements to the Board and answered questions. Ms. Fuller reported that the audit received a clean unmodified opinion. Following review and discussion, upon a motion duly made by Director Kerr, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve the 2023 Audited Financial Statements, as presented.

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DISTRICT MANAGER ITEMS

District Managers' Report: Mr. Mitts presented the District Managers' Report to the Board and answered questions.

Streamline Platform – Subscription Agreement: Mr. Mitts presented the Streamline Platform – Subscription Agreement to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to ratify the Streamline Platform – Subscription Agreement, as presented.

Board of Directors to Oppose the Newly Proposed Re-zoning by the City of Greeley: Ms. Karnik presented the Board of Directors to Oppose the Newly Proposed Re-zoning by the City of Greeley to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to Formally Oppose the Newly Re-zoning by the City of Greeley to High Density Residential for HP Development Property, case number ZON2023-0003, as presented. Upon direction from the board, District Management is further authorized to provide executed minutes to the City of Greeley and provide direction from the board of their opposition.

Contract Modifications: Mr. Mitts presented the Contract Modifications to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Kerr, and upon vote, unanimously carried, it was

RESOLVED to ratify the Contract Modifications, as presented.

FINANCIAL ITEMS

Ratification of Payment of Claims: Mr. Mitts presented the Payment of Claims to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Kerr, seconded by Director Thompson, and upon vote, unanimously carried, it was

RESOLVED to ratify the Payment of Claims in the amount of \$769,862.36, as presented.

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Financial Managers Discussion: Ms. McFarland presented the Financial Managers Discussion to the Board and answered questions.

Approvers in Bill.com: Mr. Mitts presented the Approvers in Bill.com to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve any elected Board Member to act as a back up approver in Bill.com while maintaining Director Kerr as the main Approver in Bill.com.

LEGAL ITEMS

Legislative Updates Discussion: Mr. O’Leary discussed with the Board the Legislative Updates and answered questions.

DIRECTOR
MATTERS

Director Thompson requested that Mr. Powell request bids for new Landscaping Companies to provide services for the 2025 budget year, noting the information is needed by the November Budget Meeting to make a decision with a start date of January 1, 2025.

OTHER
MATTERS

There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Trombino, seconded by Director Thompson, and upon unanimous vote, the meeting was continued to Wednesday, August 7, 2024 at 5:00 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Kieyesia Conaway
Kieyesia Conaway, Recording Secretary for the Meeting