

RECORD OF PROCEEDINGS

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

July 11, 2023

The Regular Meeting of the Board of Directors of City Center West Residential Metropolitan District No. 2 was held via teleconference, on Thursday, July 11, 2023, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

Kimberlee Tiba, President & Chairperson
Melissa Kerr, Treasurer & Secretary
Aparna Karnik, Vice Chair, Asst. Treasurer & Secretary
Trish Trombino, Vice Chair, Asst. Treasurer & Secretary

Directors Absent, but Excused Were:

Trish Thompson, Vice Chair, Asst. Treasurer & Secretary

Also in Attendance:

David O'Leary; Esq., Spencer Fane, LLP
TaraLee Jackson; Hartford Homes
Shannon Fuller; Haynie & Company
Sarah Bromley, Christy McCutchen, Adam Brix, Stanley Holder, Tracie Kaminski,
Kevin Mitts; Pinnacle Consulting Group, Inc.
Melinda Schoch; Resident of the District

ADMINISTRATIVE ITEMS

The Special Meeting of the Board of Directors of City Center West Residential Metropolitan District No. 2 (the "District") was called to order by Director Tiba at 5:04 p.m. She noted that a quorum was present, with four out of five directors in attendance. The Board Members confirmed that prior to the meeting they had been notified of the meeting and all Board Members confirmed their qualifications to serve on the Board.

Meeting Notice: Ms. Bromley reported that Notice of the Special Board Meeting had been properly posted on the District's website at least 24 hours in advance of the meeting. The Notice also included the agenda items.

Conflicts of Interest: Mr. O'Leary noted that notices of potential conflicts of interest for all Board Members were filed, disclosing potential conflicts. Mr. O'Leary advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Members 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 or otherwise enable the Boards to act.

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AGENDA

The Board reviewed the agenda. Following review and discussion, upon motion duly made by Director Tiba, seconded by Director Trombino and, upon vote unanimously carried, it was

RESOLVED to approve the agenda, as presented.

PUBLIC COMMENTS

There were no Public Comments.

DIRECTOR COMMENTS

There were no Director Comments.

CONSENT AGENDA

Meeting Minutes: The Board reviewed the meeting minutes from the June 2, 2023, Special Meeting. Following review and discussion, upon a motion duly made by Director Tiba, seconded by Director Trombino, and upon vote, it was unanimously

RESOLVED to approve the June 2, 2023, Special Meeting minutes, as presented.

Ratification of Payables: Ms. Kaminski reviewed the check detail dated May 26, 2023, through June 28, 2023, for City Center West Metropolitan District No. 2 totaling \$13,301.30 including monthly expenses, bank fees, and ACH payments. Following review and discussion, upon a motion duly made by Director Tiba, seconded by Director Trombino, and upon vote, it was unanimously

RESOLVED to ratify the Check Detail reports including the disbursements, bank fees, and ACH payments as noted above.

Ratification of Contract Modifications: There were no Contract Modifications brought before the Board.

DISTRICT MANAGER ITEMS

District Manager's Report: Ms. Bromley, Mr. Brix, and Ms. McCutchen presented the District Managers' Report to the Board and answered questions.

CAPITAL INFRASTRUCTURE ITEMS

Capital Manager Updates: Mr. Holder provided updates on remaining public landscaping improvements and associated District Asset Acceptance with the Board and answered questions.

FINANCIAL ITEMS

Finance Manager's Report: Ms. Kaminski presented the Finance Manager's Report with the Board and answered questions.

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2022 Audited Financial Statements: Ms. Kaminski and Ms. Fuller presented the 2022 Audited Financial Statements with the Board and answered questions. Ms. Fuller indicated that the audit was given a clean opinion and there were no qualifications or matters of concern. Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Tiba, and upon vote, it was unanimously

RESOLVED to approve the 2022 Audited Financial Statements.

LEGAL ITEMS

There were no additional legal items brought before the Board.

DIRECTOR
ITEMS

There were no additional Director Items brought before the Board.

OTHER
MATTERS

There were no other matters brought before the Board.

EXECUTIVE
SESSION

No Executive Session was needed at this time.

ADJOURNMENT

Upon motion duly made by Director Trombino, seconded by Director Tiba and, upon vote unanimously carried, the meeting was adjourned at 6:12 p.m.

The foregoing minutes constitute a true and correct copy of the above-referenced meeting and were approved by the Boards of Directors of City Center West Residential Metropolitan District No. 2.

Respectfully submitted,

Kevin Mitts

Kevin Mitts, Recording Secretary