

RECORD OF PROCEEDINGS

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

HELD
May 7, 2024

The Regular Meeting of City Center West Residential Metropolitan District No. 2 was held via Zoom and Teleconference on Tuesday, May 7, 2024, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

Kimberlee Tiba, President & Chairperson
Melissa Kerr, Treasurer & Secretary
Trish Trombino, Vice Chair, Assistant Treasurer & Secretary
Trish Thompson, Vice Chair, Assistant Treasurer & Secretary

Directors Absent and Excused:

Aparna Karnik, Vice Chair, Assistant Treasurer & Secretary

Also in Attendance:

David O'Leary; Spencer Fane, LLP.
Kevin Mitts, Kieyesia Conaway, Jenna Pettit, Tracie Kaminski, Wendy McFarland, and Logan Powell; Pinnacle Consulting Group, Inc.
Melinda Schoch; Advanced HOA
Nikki Rickord; TCW Risk Management

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 5:04 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 five Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. 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 Kerr, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to move items II E and F to before item II A.

Approval of Minutes: Mr. Mitts presented the February 6, 2024 Regular Meeting Minutes 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 February 6, 2024 Regular Meeting Minutes.

Public Comment: There were no Public Comments received.

Director Comment: The Directors discussed potential comments regarding trash and fees Mr. Mitts indicated that discussion regarding these matters were later on the agenda.

DISTRICT MANAGER
ITEMS

Removal of the Current ARC Committee and Appointment of the New ARC Committee Members: Mr. Mitts and Director Kerr presented the Removal of the Current ARC Committee and Appointment of the New ARC Committee Members 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 Removal of the Current ARC Committee and Appointment of Director Kerr and Director Thompson as the New ARC Committee Members.

Ram Waste Solutions being the Preferred Provider of Trash Collection for the District: Mr. Mitts presented Ram Waste Solutions being the Preferred Provider of Trash Collection for the District to the Board and answered questions. Following review and discussion, the Board requested that additional bids are requested from Bunting and Mountain High as Ram Waste currently has the higher rates of the three options for the residents of the District.

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District Managers' Report: Mr. Mitts and Mr. Powell presented the District Managers' Report to the Board and answered questions. Mr. O'Leary Provided more information regarding the legislative requirements for the District's Website and transferring the website to Streamline, which will provide a certification for the ADA Compliance.

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 Thompson, and upon vote, unanimously carried, it was

RESOLVED to ratify the Contract Modifications, as presented.

Residents Maintaining Pet Waste Stations: Mr. Mitts discussed with the Board the Residents Maintaining Pet Waste Stations. Director Thompson noted that it is worth asking the residents of the District if they would be willing to empty the pet waste stations in the single family homes and the District would provide maintenance for the pet waste stations in the townhomes. Mr. Mitts will follow up with the Board on all possible options following the adjournment of the meeting.

TCW as District's Broker of Record for Insurance: Ms. Rickord presented TCW as District's Broker of Record for Insurance and all options the company could provide to assist the District in ensuring all assets are covered. Following review and Discussion, the Board tabled this item.

FINANCIAL ITEMS

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

RESOLVED to ratify the Payment of Claims in the amount of \$79,832.89, as presented.

Extend the District's 2023 Audit: Ms. McFarland presented the option to extend the District's 2023 Audit 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 Extending the District's 2023 Audit, as discussed.

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LEGAL ITEMS

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

Special Warranty Deed for Filing 1 Outlot A and Outlot B: Mr. O’Leary presented the Special Warranty Deed for Filing 1 Outlot A and Outlot B to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Thompson, and upon vote, unanimously carried, it was

RESOLVED to approve the Special Warranty Deed for Filing 1 Outlot A and Outlot B, as presented.

Quitclaim Deed Filing 2 Outlots B, C, D, E, F, G, H, and I: Mr. O’Leary presented the Quitclaim Deed Filing 2 Outlots B, C, D, E, F, G, H, and I to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Thompson, and upon vote, unanimously carried, it was

RESOLVED to approve the Quitclaim Deed Filing 2 Outlots B, C, D, E, F, G, H, and I, as presented.

DIRECTOR MATTERS

There were no Director Items to come before the Board.

OTHER MATTERS

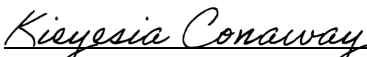
There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:15 p.m.

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

Respectfully submitted,



Kieyesia Conaway, Recording Secretary for the Meeting