

RECORD OF PROCEEDINGS

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

HELD
February 6, 2024

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

ATTENDANCE

Directors in Attendance:

Kimberlee Tiba, President & Chairperson

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.

Shannon McEvoy, Kevin Mitts, Tracie Kaminski, and Wendy McFarland; Pinnacle Consulting Group, Inc.

Two 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 5:03 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Mitts noted that a quorum was present, with five 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 Tiba, seconded by Director Thompson, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to move section IV to before section II, and item IV C to after item, IV E.

Approval of Minutes: Mr. Mitts presented the November 7, 2023 Regular Meeting Minutes and Annual Community Meeting Minutes to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Tiba, seconded by Director Thompson, and upon vote, unanimously carried, it was

RESOLVED to approve the November 7, 2023 Regular Meeting Minutes and Annual Community Meeting Minutes.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

FINANCIAL ITEMS

Ratification of Payment of Claims: Ms. Kaminski 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 approve and ratify the Payment of Claims in the amount of \$42,227.84.

Unaudited Financial Statements: Ms. Kaminski presented the Unaudited Financial Statements for the period ending December 31, 2023 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 and ratify the Unaudited Financial Statements for the period ending December 31, 2023.

2023 AMENDED BUDGET HEARING

Upon motion duly made by Director Tiba, seconded by Director Trombino and upon vote, unanimously carried, the District opened the 2023 Amended Budget Hearing for City Center West Residential Metropolitan District No. 2. Mr. Mitts reported that notice of the budget hearing was published on January 31, 2024, in the Greeley Tribune, in

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accordance with state budget law. There being no public input, upon motion duly made by Director Tiba, seconded by Director Trombino and upon vote, unanimously carried, the public portion of the budget hearing was closed. Ms. Kaminski reviewed the amended budget in detail and answered questions. The budget for the District is as follows:

Capital Projects Fund: \$ 142,875

Following review and discussion, upon a motion duly made by Director Trombino, seconded by Director Tiba, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution to Adopt the 2023 Amended Budget and appropriate funds for City Center West Metropolitan District No. 2 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budget.

FINANCIAL ITEMS
CONTINUED

Compliance Update: Ms. Kaminski presented the Compliance Update to the Board and answered questions.

DISTRICT MANAGER
ITEMS

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

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

RESOLVED to approve the Contract Modifications Report, as presented.

CAPITAL ITEMS

Contract Addendum with Pinnacle Consulting Group, Inc. for Capital Acceptance Services: Mr. McEvoy presented the Contract Addendum with Pinnacle Consulting Group, Inc. for Capital Acceptance Services to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Thompson, seconded by Director Tiba, and upon vote, unanimously carried, it was

RESOLVED to approve the Contract Addendum with Pinnacle Consulting Group, Inc. for Capital Acceptance Services.

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Contract with Ranger Engineering for Capital Acceptance and Engineering Certification Services: Mr. McEvoy presented the Contract with Ranger Engineering for Capital Acceptance and Engineering Certification Services to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Tiba, seconded by Director Trombino, and upon vote, unanimously carried, it was

RESOLVED to approve the Contract with Ranger Engineering for Capital Acceptance and Engineering Certification Services.

DIRECTOR
MATTERS

There were no Director Items to come before the Board.

OTHER
MATTERS

Director Thompson reported that she would be the liaison between the Board and Pinnacle Consulting Group, Inc. for any questions and any District Matters. Pinnacle indicated that the graffiti was repaired/remedied and would reach out to the City of Greeley regarding any program to clean at no costs if permitted and covered by the City. Pinnacle also indicated that repairs to the retaining wall were being completed and funds to cover the costs were available based upon discussions with the developer, the contractor and the District.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Thompson, seconded by Director Trombino, and upon unanimous vote, the meeting was adjourned at 6:06 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