

RECORD OF PROCEEDINGS

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

February 7, 2023

The Regular Meeting of the Board of Directors of City Center West Residential Metropolitan District No. 2 was held via teleconference, on Tuesday, February 7, 2023, at 5:00 p.m.

ATTENDANCE

Directors in Attendance:

Patrick McMeekin, President & Chairman
Mike Welty, Vice Chair & Asst. Secretary/Treasurer
Kimberlee Tiba, Director

Directors Absent, but Excused Were:

Landon Hoover, Secretary/Treasurer
Kara Hoover, Vice Chair & Asst. Secretary/Treasurer

Also in Attendance:

David O'Leary, Esq., Spencer Fane, LLP
Andrew Kunkel, Kevin Mitts, Nicole Wing, Tracie Kaminski, Christy McCutchen, Jason Woolard, Adam Brix, and Randall Provencio;
Pinnacle Consulting Group, Inc.
Taralee Jackson; Hartford Homes

ADMINISTRATIVE ITEMS

The Regular Meeting of the Board of Directors of City Center West Residential Metropolitan District No. 2 (the "District") was called to order by Director McMeekin at 5:05 p.m. He noted that a quorum was present, with three 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: Mr. Kunkel reported that Notice of the Regular 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 as Directors McMeekin, Welty, and L. Hoover are associated with CCW Development, LLC, the primary landowner, and developer within the District at least 72 hours prior to the meeting. 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

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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 Board to act.

AGENDA

The Board reviewed the agenda. Upon motion duly made by Director Welty, seconded by Tiba and, upon vote unanimously carried, it was

RESOLVED to approve the agenda, as presented.

APPROVAL OF MINUTES

The minutes of the November 21, 2022, Special Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director Tiba, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the minutes of the November 21, 2022, Special Board Meeting, as presented.

PUBLIC COMMENTS

There were no comments made by members of the public.

FINANCIAL ITEMS

Payment of Claims: Ms. Kaminski presented the Payment of Claims to the Board for period ending January 30, 2023, in the amount of \$29,710.07 and responded to questions. Following review and discussion, upon motion duly made by Director Welty, seconded by Director Tiba and, upon vote unanimously carried, it was

RESOLVED to ratify the Payment of Claims for period ending January 30, 2023, in the amount of \$29,710.07.

LEGAL ITEMS

Resolution regarding Townhome Parking: Mr. O'Leary presented the Resolution regarding Townhome Parking to the Board and answered questions. Following review and discussion, upon motion duly made by Director Welty, seconded by Director Tiba and, upon vote unanimously carried, it was

RESOLVED to approve the Resolution regarding Townhome Parking, as presented.

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Service Contract for the Installation of Fire Lane No Parking Signs: Mr. Mitts presented the Service Contract for the Installation of Fire Lane No Parking Signs to the Board and answered questions. Following review and discussion, upon motion duly made by Director Tiba, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the Service Contract for the Installation of Fire Lane No Parking Signs, as presented.

Amended District Residential Design Guidelines: Ms. McCutchen presented the Amended District Residential Design Guidelines to the Board and answered questions. Following review and discussion, upon motion duly made by Director Welty, seconded by Director Tiba and, upon vote unanimously carried, it was

RESOLVED to approve the Amended District Residential Design Guidelines, as presented.

Discussion Regarding May 2023 Election: Mr. O’Leary discussed the May 2023 Election with the Board and answered questions.

DISTRICT MANAGER
ITEMS

Manager’s Report: Mr. Mitts presented the District Manager’s Report and answered questions. Mr. Brix presented the Operations and Maintenance Report and answered questions.

Ratification of Contract Modifications: Mr. Brix presented the Contract Modifications. Following review and discussion, upon motion duly made by Director Welty, seconded by Director Tiba and, upon vote unanimously carried, it was

RESOLVED to ratify the Contract Modifications, as presented.

CAPITAL MANAGER
UPDATES

Discussion Regarding Status of Capital Acceptance: Mr. Provencio discussed the Status of Capital Acceptance with the Board and answered questions.

BOARD MEMBER ITEMS

There were no Board Member Items brought before the Board.

DEVELOPER ITEMS

Director McMeekin indicated the District was close to build out and was pleased with the landscape improvements and excited that the project was nearly complete.

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OTHER ITEMS

There were no other items to come before the Board.

ADJOURNMENT

Upon motion duly made by Director McMeekin, seconded by Welty and, upon vote unanimously carried, the meeting was adjourned at 5:45 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,

Nicole Wing

Nicole Wing, Recording Secretary