

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
CCP METROPOLITAN DISTRICT NO. 3
HELD
MAY 2, 2025

A regular meeting of the Board of Directors (“Board”) of the CCP Metropolitan District No. 3 (“District”) was convened on Friday, May 2, 2025, at 11:30 a.m. This District Board meeting was held via Zoom video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors present and acting:

Sarah Laverty; President
Cameron R. Bertron, Treasurer
Don Stage, Assistant Secretary
Joel Scott, Assistant Secretary

Following discussion, upon motion duly made by Director Stage, seconded by Director Laverty and, upon vote unanimously carried, the absence of Judy Duran was excused.

Also present were:

Ann Finn and Sarah Warner; Public Alliance, LLC
Margaret Henderson; CliftonLarsonAllen LLP
Jon Hoistad; McGeady Becher Cortese Williams P.C.
Jason Hillsman; Inline Distributing Company

**ADMINISTRATIVE
MATTERS**

Disclosure of Potential Conflicts of Interest: Ms. Finn noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Mr. Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State by the statutory deadline.

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon a motion duly made by Director Stage, seconded by Director Laverty and, upon vote unanimously carried, the Board approved the Agenda.

Meeting Location: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the

District's Board meeting, noting that this meeting was scheduled to be held via Zoom video/teleconference. The Board further noted that notice of this meeting, including the Zoom meeting information, was duly posted on the District's website and the Board has not received any objections to the format or any requests that the meeting format be changed by taxpaying electors within the boundaries of the District.

February 7, 2025 Regular Meeting Minutes: Following review, upon a motion duly made by Director Stage, seconded by Director Scott and, upon vote unanimously carried, the Board approved the Minutes of the February 7, 2025 Regular Meeting.

Public Comment: There was no public comment.

CONSENT AGENDA

The following items are presented for approval as a group and may be acted upon with a single motion and vote by the Board. Any item may be removed from the consent agenda and placed on the regular agenda at the request of a Board member.

- Ratify approval of Change Order with Brightview Landscape Services, Inc. for irrigation repair.
- Ratify approval of Service Agreement for Locate Services between the District and Diversified Underground, Inc.

Following discussion, upon a motion duly made by Director Stage, seconded by Director Scott and, upon vote unanimously carried, the Board approved the Consent Agenda items.

OPERATIONS AND MAINTENANCE

Operation and Maintenance Services for 2025:

Proposal for Logan Court & E. 52nd Avenue to Repair Roadways from A-1 Chipseal Company: Ms. Warner a proposal from A-1 Chipseal Company for roadway repair work. Following review, upon a motion duly made by Director Stage, seconded by Director Scott and, upon vote unanimously carried, the Board approved the proposal and directed District Counsel to prepare a Service Agreement with A-1 Chipseal Company for roadway repair work.

Detention Pond Maintenance: Ms. Warner informed the Board that she is in the process of scheduling the quarterly cleaning of the detention ponds. She also reported trash is currently being removed from the trash racks as part of ongoing maintenance.

Security Services: Ms. Finn reviewed a security report from Spear Security with the Board. No action was taken.

Towing Services: The Board discussed towing service options. Following discussion, the Board authorized Public Alliance, LLC to use their discretion

regarding the parameters of service and the placement and content of signage.

Design Work for Pond A by Ware Malcomb Inc.: Ms. Finn reported that she has not received a response from Ware Malcomb, Inc. Director Scott noted that he will contact the firm directly.

FINANCIAL MATTERS

Claims: Ms. Henderson presented claims for the period from February 4, 2025 through April 29, 2025.

Following review, upon a motion duly made by Director Bertron, seconded by Director Stage and, upon vote unanimously carried, the Board ratified approval of the payment of claims for the period from February 4, 2025 through April 29, 2025, in the amount of \$35,147.24.

Unaudited Financial Statements: Ms. Henderson presented the Unaudited Financial Statements, dated March 31, 2025.

Following review, upon a motion duly made by Director Stage, seconded by Director Scott and, upon vote unanimously carried, the Board accepted the Unaudited Financial Statements, dated March 31, 2025.

Public Hearing on Amendment to 2024 Budget: The Board opened the public hearing to consider amendment of the 2024 Budget and to discuss related issues.

It was noted that publication of Notice stating that the Board would consider the amendment of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, it was determined that no amendment to the 2024 Budget was required.

2024 Audit: Ms. Henderson reviewed the 2024 Audit with the Board. Following review, upon a motion duly made by Director Bertron, seconded by Director Stage and, upon vote unanimously carried, the Board approved the 2024 Audit and authorized execution of the Representations Letter, subject to attorney review and receipt of a clean opinion letter from the auditor.

LEGAL MATTERS

There were no legal matters to discuss.

OTHER BUSINESS

Colorado Department of Public Health and Environment / Owner Self Certification Forms: Director Bertron noted that pursuant to the Crossroads Commerce Park Site Management Plan (Environment

Covenant), EFG-Denver, LLC will continue to submit the required Owner Self Certification Forms to the Colorado Department of Public Health and Environment (CDPHE). He also noted that the ownership information for each parcel within the District has been updated.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Bertron, seconded by Director Stage and, upon vote unanimously carried, the meeting was adjourned.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

Signed by:

Ann Finn

D8A7B76654324CB...

Secretary