

**MINUTES OF A COMBINED REGULAR MEETING OF
THE BOARDS OF DIRECTORS OF THE
FITZSIMONS VILLAGE METROPOLITAN DISTRICTS NOS. 1-3
HELD
March 20, 2024**

A combined regular meeting of the Boards of Directors of the Fitzsimons Village Metropolitan Districts Nos. 1-3, County of Arapahoe (referred to hereafter as the “Boards”) was convened on Wednesday, March 20, 2024 at 1:30 p.m. The Districts’ Board meeting was held and properly noticed to be held via video enabled web conference. The meeting was open to the public via telephone and videoconference.

Directors In Attendance Were:

Suzanne Schlicht, President (MD Nos. 1-3)
Bob Dapper, Secretary (MD No.1 and 2)
Brian Ratner, Secretary (MD No. 3)
Kristin Hager, Director (MD Nos. 1-3)

Also In Attendance Were:

Brenden Desmond, Esq.; Spencer Fane LLP
Anna Jones, Robert Campbell and Nic Carlson; CliftonLarsonAllen LLP (“CLA”)
Tom Banta; Corporex

**ADMINISTRATIVE
MATTERS**

Call to Order and Agenda: The Board called the meeting to order. Following review, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District Nos. 1 & 2 Boards approved the combined agenda, as presented.

Following review, upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board approved the combined agenda, as presented.

Disclosure of Potential Conflicts of Interest: The Board 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 Boards were requested to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Boards’ members prior to this meeting in accordance with statute. It was noted that the disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors as required by statute. No new conflicts were disclosed.

Quorums, Location of Meeting and Posting of Meeting Notices: Quorums were confirmed. It was noted that notice providing the time, date and video link

information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by any interested person were received.

Public Comment: None.

Minutes of the February 21, 2024 Regular Board Meeting (District Nos. 1-3): Following review, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District Nos. 1 & 2 Boards approved the February 21, 2024 Combined Regular Meeting Minutes, as presented.

Following review, upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board approved the February 21, 2024 Combined Regular Meeting Minutes, as presented.

Eligible Elector(s) to the Board (District Nos. 1-3): Upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District Nos. 1 & 2 Boards appointed Kristin Hager to the Board of Directors.

Upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board appointed Kristin Hager to the Board of Directors.

Election of Officers (District Nos. 1-3): Upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District Nos. 1 & 2 Boards elected the following slate of officers:

Upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board elected the following slate of officers:

President: Suzanne Schlicht (District 1-3)
Secretary: Brian Ratner (District 3)
Secretary: Bob Dapper (District 1 & 2)
Treasurer: Kristen Hager (District 1-3)

**MANAGER
MATTERS**

Bridge Update: Ms. Jones provided an update to the Boards.

Promenade Work: Mr. Banta provided an update to the Boards.

Garage and Promenade Insurance Discussion: Mr. Carlson provided an update to the Boards.

Annual Landscaping Proposals: Mr. Carlson reviewed the proposals with the Boards. Following review, upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board approved the proposal with Sustainable Landscapes in the amount of \$11,569.63, as presented.

Following review, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District Nos. 1 & 2 Boards approved the proposal with Sustainable Landscapes in the amount of \$11,569.63, as presented.

**FINANCIAL
MATTERS**

Claims in the amount of \$996,943.03 (District No. 1): Following review, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District No. 1 Board ratified approval of the claims in the amount of \$996,943.03.

Claims in the amount of \$5,276.66 (District No. 3): Following review, upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board ratified approval of the claims in the amount of \$5,276.66.

December 31, 2023 Unaudited Financial Statements (District Nos. 1-3): No action taken.

Public Hearing to Consider Amendment of the 2023 Budgets and Resolution to Amend the 2023 Budgets (District Nos. 2 and 3): Upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District No. 2 Board opened the public hearing at 1:58 p.m.

Upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board opened the public hearing at 1:58 p.m.

It was noted that publication of Notice stating that the District Nos. 2 and 3 Boards would consider amendment of the 2023 Budgets and the date, time and place of the public hearing was made in a newspaper having general circulation within the Districts. No written objections were received prior to the public hearings.

No members of the public were present, and no public comments were received.

Upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District No. 2 Board closed the public hearing at 1:59 p.m.

Upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board closed the public

hearing at 1:59 p.m.

Mr. Campbell reviewed the 2023 Budgets with the District Nos. 2 and 3 Boards. Following review, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District No. 2 Board approved the amendment of the 2023 Budget, as presented.

Upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board approved the amendment of the 2023 Budget, as presented.

Pay Apps and Other Expenses and Draw Request No. 20 (District No. 1): Mr. Campbell reviewed with the Board. Following review, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District No. 1 Board approved the pay apps and other expenses and Draw Request No. 20, as presented.

Requisition No. 13, Requisition No. 14, Requisition No. 15 (District No. 3): Mr. Campbell reviewed the Requisitions with the District No. 3 Board. Following review, upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board approved Requisition Nos. 13-15, as presented.

LEGAL MATTERS

1280 N Uvalda Street Easement: Attorney Desmond reviewed the Easement with the District No. 3 Board. Following review and discussion, upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board ratified approval of 1280 N Uvalda Street Easement, as presented.

Change Order No. 2 for 500 Parking Garage: Following review, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District No. 1 Board approved the Corporex Development & Construction Management LLC Change Order No. 2 for 500 Parking Garage in the amount of \$765,960.00, as presented.


OTHER BUSINESS

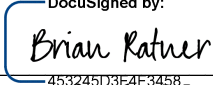
Update on Garage:

ADJOURNMENT

There being no further business to come before the Boards at this time, the meeting was adjourned at 2:10 p.m.

Respectfully submitted,

By  Secretary for the Meeting (District Nos. 1 & 2)
DocuSigned by:
Bob Dapper
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By  Secretary for the Meeting (District No. 3)

Certificate Of Completion

Envelope Id: 3FAA97077FD142079BECF578B8E5A254	Status: Completed
Subject: Complete with DocuSign: 1E. Minutes 03-20-2024.pdf	
Client Name: Fitzsimons Village MD	
Client Number: A517963	
Source Envelope:	
Document Pages: 5	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Chelsea Bojewski
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Chelsea.Bojewski@claconnect.com
	IP Address: 73.3.248.184

Record Tracking

Status: Original 4/17/2024 10:27:30 PM	Holder: Chelsea Bojewski Chelsea.Bojewski@claconnect.com	Location: DocuSign
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Signer Events

Bob Dapper
bdapper@alpinemountainranch.com
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Bob Dapper
EFD8F216735A4A6...

Signature Adoption: Pre-selected Style
Using IP Address: 174.234.13.102
Signed using mobile

Timestamp

Sent: 4/17/2024 10:28:44 PM
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Signed: 4/18/2024 6:51:12 AM

Electronic Record and Signature Disclosure:
Accepted: 4/18/2024 6:50:41 AM
ID: 2c9a74db-7abf-4d05-ae19-00e48eab171e

Brian Ratner
brianratner@uplandsrep.com
Security Level: Email, Account Authentication (None)

DocuSigned by:
Brian Ratner
453245D3F4F3458...

Signature Adoption: Pre-selected Style
Using IP Address: 173.91.41.180

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Signed: 4/18/2024 8:11:54 AM

Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Records
srecordsretention@claconnect.com
Security Level: Email, Account Authentication (None)

COPIED

Sent: 4/17/2024 10:28:45 PM
Viewed: 4/18/2024 9:55:26 AM

Electronic Record and Signature Disclosure:
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ID: 2eeab7cf-9041-488d-bed0-8baedf289723

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	4/17/2024 10:28:45 PM
Certified Delivered	Security Checked	4/18/2024 8:11:21 AM
Signing Complete	Security Checked	4/18/2024 8:11:54 AM
Completed	Security Checked	4/18/2024 8:11:54 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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