

**MINUTES OF A COMBINED SPECIAL MEETING OF
THE BOARDS OF DIRECTORS OF THE
FITZSIMONS VILLAGE METROPOLITAN DISTRICTS NOS. 1-3
HELD
SEPTEMBER 13, 2023**

A special meeting of the Boards of Directors of the Fitzsimons Village Metropolitan Districts Nos. 1-3, County of Arapahoe (referred to hereafter as the “Board”) was convened on Wednesday, September 13, 2023 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
Brittanny Havard, Treasurer
Bob Dapper, Assistant Secretary (MD No.1 and 2)
Brian Ratner, Secretary (MD No. 3)

There are two vacancies on each of the Boards.

Also In Attendance Were:

Brenden Desmond; Spencer Fane LLP
Nicholas Carlson, Ashley Heidt, and Carrie Beacom; CliftonLarsonAllen LLP (“CLA”)
Keely Matson: Michael Baker International
Doug Swain; Corporex Companies

**ADMINISTRATIVE
MATTERS**

Call to Order and Agenda: Director Schlicht called the meeting to order at 1:31 p.m. Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard upon vote, unanimously carried, the Boards approved the combined agenda as presented.

Disclosure of Potential Conflicts of Interest: Attorney Desmond 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 with regard to 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, Posting of Meeting Notices, Designate 24-Hour Posting Location: 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.

Minutes of the August 24, 2023 Regular Board Meeting: Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the Boards approved the July 21, 2023 Combined Regular Meeting Minutes, as presented.

Public Comment: None.

**MANAGEMENT
MATTERS**

Bridge Update: Ms. Matson provided an update noting the insurance company has approved the JHL proposal and that she is working through contracting with legal counsel. Ms. Matson confirmed that the District's insurance provider will make a lump sum payment to the District who will then pay JHL based on completion. MBI will confirm completion prior to payment.

Promenade Work: Mr. Swain provided an update noting that Corporex is working through permitting.

Backflow Preventor Repair: Mr. Carlson provided some context noting one of the backflow preventors was damaged during construction of one of the apartments. He noted the landscapers were directed to bill JE Dunn for the repair back in May of 2022, but they have not received a payment to date. Mr. Swain noted he will discuss payment responsibility with JE Dunn.

**FINANCIAL
MATTERS**

Claims in the amount of \$21,815.84 (District No. 1): Ms. Beacom reviewed the claims with the District No. 1 Board. Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the District No. 1 Board approved the claims in the amount of \$21,815.84.

Claims in the amount of \$10,486.03 (District No. 3): Ms. Beacom reviewed the claims with the District No. 3 Board. Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the District No. 3 Board approved the claims in the amount of \$10,486.03.

District No. 1 Corporex Development and Construction Management, LLC ("CDCM") Pay Apps for Garage Construction and Other Pay Apps in the amount of \$1,590,374.76: Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the District No. 1 Board ratified approval of the CDCM Pay Apps for garage construction and other Pay Apps in the amount of \$1,590,374.76.

District No. 3 Draw Request No. 14 in the amount of \$1,592,466.76, Requisition Request No. 17 in the amount of \$1,590,374.76, and Requisition Request No. 18 in the amount of \$2,072.00 for Pay Apps and Other Expenses: Ms. Beacom reviewed these items with the Board. Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the District No. 3 Board ratified approval of Draw Request No. 14 in the amount of \$1,592,466.76, Requisition

Request No. 17 in the amount of \$1,590,374.76, and Requisition No. 18 in the amount of \$2,072.00 for Pay Apps and other expenses.

2022 Audits: Ms. Beacom reviewed the draft audits for District No. 1 and District No. 3. Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the District No. 1 Board approved the draft 2022 audit, subject to final letter of clean opinion.

Following review, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the District No. 3 Board approved the draft 2022 audit, subject to final letter of clean opinion.

LEGAL MATTERS None.

DIRECTOR MATTERS None.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Boards at this time, upon a motion duly made by Director Schlicht, seconded by Director Havard and, upon vote, unanimously carried, the Boards adjourned the meeting at 1:56 p.m.

Respectfully submitted,

By  _____
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Secretary for the Meeting (District Nos. 1 & 2)

By  _____
9CB85F0BA868412...
Secretary for the Meeting (District No. 3)

Certificate Of Completion

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Subject: Complete with DocuSign: FVMD - Minutes 09-13-2023 FVMD 1-3.pdf	
Client Name: Fitzsimons Village MD 1	
Client Number: A517963	
Source Envelope:	
Document Pages: 3	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Natalie Herschberg
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	Minneapolis, MN 55402-1418
	Natalie.Herschberg@claconnect.com
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Signer Events

Bob Dapper
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 Security Level: Email, Account Authentication (None)

Signature

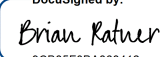
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Electronic Record and Signature Disclosure:
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Brian Ratner
 brianratner@rmscorporations.com
 Security Level: Email, Account Authentication (None)

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Witness Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	10/20/2023 5:27:01 AM
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Payment Events	Status	Timestamps
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