

**MINUTES OF A COMBINED REGULAR MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
FITZSIMONS VILLAGE METROPOLITAN DISTRICTS NOS. 1-3  
HELD  
FEBRUARY 21, 2024**

A 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, February 21, 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)

There are three vacancies on each of the Boards.

**Also In Attendance Were:**

Brenden Desmond; Spencer Fane LLP  
Anna Jones, Carrie Beacom and Nic Carlson; CliftonLarsonAllen LLP (“CLA”)  
Keely Matson; MBI  
Tim Flanagan; Sustainable Landscapes  
Tom Banta, Corporex

**ADMINISTRATIVE  
MATTERS**

**Call to Order and Agenda:** Director Schlicht called the meeting to order at 1:41 p.m. 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 January 17, 2024 Special 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 January 17, 2024 Combined Special 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 January 17, 2024 Combined Special Meeting Minutes, as presented.

**Vacancies on the Boards:** It was discussed that Kristin Hager, a former Corporex employee, will be joining the Board in March.

**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):** The Boards postponed the election of Officer positions until the next meeting. No action taken.

**MANAGER  
MATTERS**

**Bridge Update:** Ms. Matson provided an update to the Boards, noting that bridge work is underway, all the bearings are fixed, and will be completed by the end of February.

Mr. Carlson also indicated that the District will report back at a future meeting regarding the expenses and insurance reimbursement amounts.

**Promenade Work:** Mr. Banta reviewed the project process and the structured garage with the Boards, noting that the garage will be operational mid-March and an operator is currently being identified.

The Promenade is 70% complete and will be finished in May or June of this

year.

Additionally, a curb, gutter, and bay saver are being installed in front of the RMS property.

**Irrigation Main Repair Payment:** Mr. Banta reported on the unpaid invoice regarding the broken water line. Mr. Flanagan with Sustainable Landscapes also reported the circumstances of the water mainline break.

Following discussion, upon a motion duly made by Director Schlicht, seconded by Director Dapper and, upon vote, unanimously carried, the District Nos. 1 & 2 Boards approved payment of the invoice and determine if there is reimbursement with JE Dunn/RMS post-payment.

Following discussion, upon a motion duly made by Director Schlicht, seconded by Director Ratner and, upon vote, unanimously carried, the District No. 3 Board approved payment of the invoice and determine if there is reimbursement with JE Dunn/RMS post-payment.

**FINANCIAL  
MATTERS**

**Claims in the amount of \$1,275,476.12 (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 Dapper and, upon vote, unanimously carried, the District No. 1 Board ratified approval of the claims in the amount of \$1,275,476.12.

**Claims in the amount of \$11,517.16 (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 Ratner and, upon vote, unanimously carried, the District No. 3 Board ratified approval of the claims in the amount of \$11,517.16.

**Requisition No. 10, Requisition No. 11, Requisition No. 12 and Draw Request No. 19 for Pay Apps and Other Expenses (District No. 3):** Ms. Beacom reviewed the Draw Request with the District No. 1 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 Draw Request No. 19 for pay apps and other expenses.

Ms. Beacom 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. 10-12.

**Budget vs. Actual Report for 2023 (District Nos. 1 and 3):** Ms. Beacom reviewed the reports with the District Nos. 1 and 3 Boards. No action taken.

Ms. Beacom also reported on the proposed O&M fees.


**LEGAL MATTERS** **Change Order No. 2 to Construction Project Agreement (Structure Parking Garage) with Corporex Development & Construction Management, LLC (District No. 1):** Attorney Desmond reviewed with the District No. 1 Board. Following review and discussion, 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 Change Order No. 2 to Construction Project Agreement (Structure Parking Garage) with Corporex Development & Construction Management, LLC.

**OTHER BUSINESS** **Lawsuit with Colorado State Property Tax Administrator:** Mr. Banta reported to the Board regarding the lawsuit with the Colorado State Property Tax Administrator in which TIF base calculation was disputed. The Colorado Supreme Court held that the calculation was proper.

**Update on Garage:** Mr. Banta provided the Boards with an update on the garage.

**ADJOURNMENT** There being no further business to come before the Boards at this time, Director Schlicht adjourned the meeting at 2:45 p.m.

Respectfully submitted,

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

By  \_\_\_\_\_  
Secretary for the Meeting (District No. 3)

**Certificate Of Completion**

Envelope Id: 3E64AEBFEF6C4CF4AA4F8ABAFE2BE3A2	Status: Completed
Subject: Complete with DocuSign: 1E. Minutes 02-21-2024.pdf	
Client Name: Fitzsimon Village	
Client Number: A517963	
Source Envelope:	
Document Pages: 4	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
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**Record Tracking**

Status: Original	Holder: Chelsea Bojewski	Location: DocuSign
3/20/2024 9:48:35 PM	Chelsea.Bojewski@claconnect.com	

**Signer Events**

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

**Signature**

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**Timestamp**

Sent: 3/20/2024 9:50:38 PM  
 Viewed: 3/21/2024 6:59:00 AM  
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**Electronic Record and Signature Disclosure:**  
 Accepted: 3/21/2024 6:59:00 AM  
 ID: cc3df81f-eb6e-4353-a09a-101e407cedc4

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

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 453245D3F4F3458...  
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 ID: e57da810-1cd1-4a3f-bdca-0a02b6764739

In Person Signer Events	Signature	Timestamp
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Certified Delivered	Security Checked	3/22/2024 7:13:38 AM
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