

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
EC WEST METROPOLITAN DISTRICT NO. 1 (THE “DISTRICT”)
HELD
JULY 2, 2025**

A special meeting of the Board of Directors of the EC West Metropolitan District No. 1 (referred to hereafter as the “Board”) was convened on Wednesday, July 2, 2025, at 10:00 a.m., via Zoom videoconference. The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

Tim Craft
Jim Yates
Margaret Brown
David Gallo
Zachary Jansen

Also, in attendance were:

Paula Williams, Esq., MaryAnn M. McGeady, Esq. (for a portion of the meeting) and Andrew Ken, Esq.; McGeady Becher Cortese Williams P.C.
AJ Beckman and Ryan Stevens; Public Alliance, LLC
Kurt Schlegel; Special District Solutions, Inc.

CALL TO ORDER:

Mr. Beckman noted that a quorum of the Board was present, and Director Craft called the meeting to order at 10:02 a.m.

**ADMINISTRATIVE
MATTERS**

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 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. Attorney Williams noted that disclosures of potential conflicts of interest have been filed with the Secretary of State for all directors and no additional conflicts were disclosed at this meeting.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote unanimously carried, the Board approved the Agenda.

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Minutes of March 25, 2025 Special Meeting: The Board reviewed the Minutes of the March 25, 2025 Special Meeting. Following review and discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote unanimously carried, the Board approved the Minutes.

Engagement of Streamline Software, Inc.: Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, the Board ratified engagement of Streamline Software, Inc. for website hosting and website accessibility compliance services.

Results of Cancelled May 6, 2025 Regular Directors' Election: Attorney Williams reviewed with the Board the results of the May 6, 2025 Directors' Election, noting that the Election was cancelled as allowed under statute, given that there were fewer candidates than positions available. Directors Gallo and Jensen were each deemed elected to four-year terms ending May 2029.

Appointment of Officers: Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	Tim Craft
Secretary/Treasurer:	Jim Yates
Assistant Secretary:	David Gallo
Assistant Secretary:	Margaret Brown
Assistant Secretary:	Zachary Jansen

FINANCIAL MATTERS

Unaudited Financial Statements: Mr. Schlegel reviewed with the Board unaudited financial statements dated May 31, 2025. Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote, unanimously carried, the Board approved the unaudited financial statements dated May 31, 2025.

Payment of Claims: The Board reviewed the payment of Claims in the amount of \$27,126.73 for ratification. Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote the Board ratified the payment of claims in the amount of \$27,126.73.

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LEGAL MATTERS

Engagement of Hamre, Rodriguez, Ostrander & Prescott, P.C. for Condemnation Counsel: Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote, unanimously carried, the Board approved engagement of Hamre, Rodriguez, Ostrander & Prescott, P.C for condemnation counsel.

Engagement of Western States Land Services, LLC for Appraisal Services: Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote, unanimously carried, the Board approved engagement of Western State Land Services, LLC for appraisal services.

Resolution Regarding Acquisition of Properties for the Construction of Certain Street Improvements (the "Acquisition Resolution"): Attorney Williams discussed the Acquisition Resolution with the Board. Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote, unanimously carried, the Board adopted the Acquisition Resolution.

Inclusion Agreement: Attorney Williams reviewed with the Board the proposed Inclusion Agreement by and between the CAB, EC West Metropolitan District No. 1, EC West Metropolitan District No. 2, EC West Metropolitan District No. 3, EC West Metropolitan District No. 4, EC West Metropolitan District No. 5, EC West Commercial Metropolitan District and Colorado Ranch and Land Holdings, LLC. Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote unanimously carried, the Board approved the Inclusion Agreement.

Engagement of Marchetti & Weaver, LLC for District Accounting Services: Following discussion, upon motion duly made by Director Yates, seconded by Director Gallo, and upon vote, unanimously carried, the Board approved engagement of Marchetti & Weaver, LLC for District accounting services.


Service Plan Amendments: Attorney Williams discussed potential Service Plan Amendment for EC West Overlay Metropolitan District with the Board. No action was taken by the Board.

ADJOURNMENT

There being no further business coming before the Board, the meeting was adjourned at 10:26 a.m.

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

DocuSigned by:


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Secretary