

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE AURORA CENTRETECH METROPOLITAN DISTRICT (THE “DISTRICT”) HELD NOVEMBER 16, 2023

A Regular Meeting of the Board of Directors of the Aurora CentreTech Metropolitan District (the “Board”) was duly held on Thursday, the 16th day of November, 2023, at 11:00 a.m. The District Board meeting was held, and properly noticed to be held, via Zoom videoconference and was open to the public.

ATTENDANCE

Directors In Attendance Were:

Tyler L. Carlson, President (for a portion of the meeting)
Erika K. Shorter, Assistant Secretary
Jeffrey A. Wikstrom, Assistant Secretary
Susan K. Wikstrom, Assistant Secretary

Also In Attendance Were:

David Solin and James Ruthven (for a portion of the meeting); Special District Management Services, Inc. (“SDMS”)

Kate Olson, Esq. and MaryAnn McGeady, Esq.; McGeady Becher P.C.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board 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 the statute. No additional conflicts were disclosed.

ADMINISTRATIVE MATTERS

Confirm Quorum: Mr. Solin confirmed the presence of a quorum.

Agenda: Mr. Solin reviewed the proposed Agenda for the District’s Regular Meeting with the Board.

Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board approved the Agenda, as amended, appointed Director Shorter as interim President until

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Director T. Carlson was able to join the meeting, and excuse the absence of Director A. Carlson.

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that the meeting would be held by video/telephonic means and encouraged public participation. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that the Board did not receive any objections to the video/telephonic manner of the meeting, or any requests that the manner of the meeting be changed, by taxpaying electors within the District's boundaries.

Minutes: The Board reviewed the Minutes of the July 24, 2023 Special Meeting.

Following discussion, upon motion duly made by Director J. Wikstrom, seconded by Director Shorter and, upon vote, unanimously carried, the Board approved the Minutes of the July 24, 2023 Special Meeting.

Resolution No. 2023-11-01 Establishing Regular 2024 Meeting Dates, Times and Location, Establishing District Website and Designating Locations for Posting of 24-Hour Notices: The Board considered Resolution No. 2023-11-01, Resolution Establishing 2024 Regular Meeting Dates, Times and Location, Establishing District Website and Designating Locations for Posting of 24-Hour Notices.

Mr. Solin reviewed the business to be conducted in 2024 to meet the statutory compliance requirements. Following discussion, the Board determined to meet on June 20, 2024 and November 21, 2024 at 11:00 a.m. via Zoom.

Following review, upon motion duly made by Director Shorter, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-01 Establishing 2024 Regular Meeting Dates, Times and Location, Establishing District Website and Designating Locations for Posting of 24-Hour Notices.

Section 32-1-809, C.R.S., Compliance for 2024: Mr. Solin discussed with the Board the requirements of Section 32-1-809, C.R.S.

Following discussion, the Board directed that the required Transparency Notice be posted on the District website and the Special District Association website.

Insurance Matters:

Cyber Security and Increased Crime Coverage: Attorney Olson discussed cyber security issues and increased crime coverage options with the Board.

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Following discussion, upon motion duly made by Director Shorter, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board approved an increase in the Crime Insurance coverage up to \$250,000.00.

Insurance Committee: The Board discussed establishing an Insurance Committee to make final determinations regarding insurance. The Board determined this was not necessary.

District's Insurance and Special District Association Membership: The Board discussed the renewal of the District's Insurance and Special District Association ("SDA") membership for 2024.

Following discussion, upon motion duly made by Director Shorter, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board authorized the renewal of the District's insurance and SDA membership for 2024.

PUBLIC COMMENTS

There was no public comment.

FINANCIAL MATTERS

Payment of Claims: Mr. Solin reviewed with the Board the payment of claims as follows:

| Fund | Period Ending Aug. 31, 2023 | Period Ending Sept. 30, 2023 | Period Ending Oct. 31, 2023 |
|---------|--------------------------------|---------------------------------|--------------------------------|
| General | \$ 12,463.76 | \$ 24,529.50 | \$ 10,695.50 |
| Debt | \$ -0- | \$ 1,815.00 | \$ -0- |
| Capital | \$ -0- | \$ -0- | \$ -0- |
| Total | \$ 12,463.76 | \$ 26,344.50 | \$ 10,695.50 |

Following review and discussion, upon motion duly made by Director Shorter, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board ratified approval of the payment of claims.

Unaudited Financial Statements: Mr. Solin reviewed with the Board the unaudited financial statements of the District for the period ending September 30, 2023.

Following discussion, upon motion duly made by Director Shorter, seconded by Director S. Wikstrom and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending September 30, 2023.

2023 Audit: The Board discussed the engagement of Schilling & Company, Inc. to perform the 2023 Audit.

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Following review and discussion, upon motion duly made by Director Shorter, seconded by Director T. Carlson and, upon vote, unanimously carried, the Board approved the engagement of Schilling & Company, Inc. for the preparation of the 2023 Audit in an amount not to exceed \$6,200.00.

2023 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2023 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of a Resolution to Amend the 2023 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 a 2023 Budget Amendment was not necessary.

2024 Budget Hearing: The President opened the public hearing to consider the proposed 2024 Budget and to discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 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.

Mr. Solin reviewed the estimated 2023 expenditures and the proposed 2024 expenditures with the Board.

Following discussion, the Board considered the adoption of Resolution No. 2023-11-02; Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution No. 2023-11-03; Resolution to Set Mill Levies (for the General Fund at 9.568 mills, the Debt Service Fund at 28.497 mills, and the Refund and Abatement at 0.163 mills, for a total mill levy of 38.228 mills). Upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the Board adopted the Resolutions, as discussed; authorized the execution of the Certification of Budget and Certification of Mill Levies, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2023; authorized Mr. Solin to transmit the Certification of Mill Levy to the Board of County Commissioners of Arapahoe County and the Division of Local Government, not later than December 15, 2023; and authorized Mr. Solin to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2024.

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DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director T. Carlson seconded by Director Shorter and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

2025 Budget Preparation: The Board entered into discussion regarding appointing the District Accountant to prepare the 2025 Budget and setting the date for the Public Hearing to adopt the 2025 Budget.

Following discussion, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget and set the date for the Public Hearing to adopt the 2025 Budget for November 21, 2024 at 11:00 a.m. via Zoom.

LEGAL MATTERS

Resolution No. 2023-11-04, Resolution Amending Policy on Colorado Open Records Act Requests: The Board reviewed Resolution No. 2023-11-04, Resolution Amending Policy on Colorado Open Records Act Requests.

Following discussion, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-04, Resolution Amending Policy on Colorado Open Records Act Requests.

Change Order with Consolidated Divisions, Inc. dba CDI Environmental Contractor: The Board reviewed a Change Order with Consolidated Divisions, Inc. dba CDI Environmental Contractor to expand scope of work.

Following discussion, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the Board approved the Change Order with Consolidated Divisions, Inc. dba CDI Environmental Contractor to expand scope of work.

OTHER BUSINESS

Status of Development: Director Shorter provided an update to the Board regarding the Status of Development.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director T. Carlson, seconded by Director Shorter and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 
Secretary for the Meeting