

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CONCORD METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
FEBRUARY 7, 2024

A regular meeting of the Board of Directors of the Concord Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, February 7, 2024, at 12:00 p.m. at CliftonLarsonAllen LLP, 8390 E/ Crescent Pkwy., Ste. 300, Greenwood Village, CO 80111 and MS Teams. This meeting was open to the public.

### ATTENDANCE

Directors In Attendance Were:

Jeff Evans, President  
Mike Evans; Assistant Secretary

Hank Vanderryst, Secretary/Treasurer was absent and excused.

Also, In Attendance Were:

Denise Denslow, Ashley Heidt, and Lindsay Ross; CliftonLarsonAllen LLP (“CLA”)  
Danielle Kaiser; Spencer Fane LLP

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** The meeting was called to order at 12:04 p.m.

Upon a motion duly made by Director Jeff Evans, seconded by Director Mike Evans and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

**Disclosures of Potential Conflicts of Interest:** Written conflict of interest disclosure statements were filed with the Secretary of State on behalf of the District 72 hours prior to this meeting.

**Confirm Quorum, Location of Meeting and Posting of Meeting Notices:** A quorum was confirmed, and all notices have been posted.

**Public Comment:** There were no public comments.

**Minutes of November 1, 2023 Regular Meeting:** Upon a motion duly made by Director Jeff Evans, seconded by Director Mike Evans and, upon vote, unanimously carried, the Board approved the November 1, 2023 Regular Meeting Minutes, as presented.

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**DesignScapes, Inc. 2024 Monument Sign Contract in the amount of \$2,462.00:**

Upon a motion duly made by Director Jeff Evans, seconded by Director Mike Evans and, upon vote, unanimously carried, the Board approved the DesignScapes, Inc. 2024 Monument Sign Contract in the amount of \$2,462.00.

**FINANCIAL  
ITEMS**

**December 31, 2023 Unaudited Financial Statements and February 2024 Cash**

**Position Report:** Ms. Ross reviewed the Unaudited Financial Statements and Cash Position Report with the Board. Following review, upon a motion duly made by Director Jeff Evans, seconded by Director Mike Evans and, upon vote, unanimously carried, the Board accepted the December 31, 2023 Unaudited Financial Statements and February 2024 Cash Position Report, as presented.

**Claims Totaling \$23,550.57 and Directors' Fees:** Ms. Ross reviewed the claims and Directors' fees with the Board. Following review, upon a motion duly made by Director Jeff Evans, seconded by Director Mike Evans and, upon vote, unanimously carried, the Board ratified the claims totaling \$23,550.57 and Directors' fees, as presented.

**Other:** Director Jeff Evans commented on the amount of reserves and the potential to lowering the mill levy. Ms. Ross noted they could lower the General Fund mill levy, and stated the preliminary assessed valuations will come out in August and the Board could discuss it at the September meeting.

**LEGAL  
MATTERS**

None.

**COVENANT  
ENFORCEMENT/  
DESIGN REVIEW**

**Improvements with Sporty Pickle:** Upon a motion duly made by Director Jeff Evans, seconded by Director Mike Evans and, upon vote, unanimously carried, the Board approved the improvements with Sporty Pickle, as presented.

Ms. Denslow commented on a building that is currently being repainted, noting that there is no application on file. Director Jeff Evans asked how the District enforces the guidelines. Ms. Denslow suggested sending a certified letter. Discussion followed. Ms. Denslow will reach out to the owner and request them to send in an application.

Ms. Denslow asked how the Board would like to proceed with covenant enforcement, as there are some buildings that are in a need of maintenance. It was noted that a letter to owners would be sent to let them know about the updated guidelines and ensuing inspections. Since the guidelines have not been previously strictly enforced, Ms. Kaiser suggested the District send a letter informing the owners of the guidelines and providing them with a compliance deadline before the inspections begin.

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CONSTRUCTION MATTERS          None.

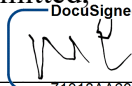
MANAGER MATTERS          None.

DIRECTOR MATTERS          None.

OTHER BUSINESS          **Quorum for Next Meeting – May 1, 2024 Regular Meeting at 12:00 p.m.:** The Board confirmed a quorum for the May 1, 2024 meeting.

ADJOURNMENT          There being no further business to come before the Board at this time, upon a motion duly made by Director Jeff Evans, seconded by Director Mike Evans and, upon vote, unanimously carried, the Board adjourned the meeting at 12:24 p.m.

Respectfully submitted,

By  \_\_\_\_\_  
Secretary for the Meeting

DocuSigned by:

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Envelope Id: 4230386C92CB4532AC61CCD853A95940	Status: Completed
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Client Number: 515381	
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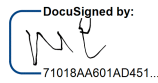
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5/2/2024 7:07:10 PM	Sandy.Brandenburger@claconnect.com	

**Signer Events**

Mike Evans  
 mike@GenPropertyGroup.com  
 Security Level: Email, Account Authentication (None)

**Signature**



Signature Adoption: Drawn on Device  
 Using IP Address: 104.28.85.159  
 Signed using mobile

**Timestamp**

Sent: 5/2/2024 7:08:37 PM  
 Viewed: 5/2/2024 7:50:36 PM  
 Signed: 5/2/2024 7:52:03 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 7/30/2021 8:18:10 PM  
 ID: 96ccc789-1e58-4bcb-8099-a27ae94f96b2

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
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/2/2024 7:08:37 PM
Certified Delivered	Security Checked	5/2/2024 7:50:36 PM
Signing Complete	Security Checked	5/2/2024 7:52:03 PM
Completed	Security Checked	5/2/2024 7:52:03 PM

Payment Events	Status	Timestamps
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