

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARDS OF DIRECTORS OF 144<sup>th</sup> AVENUE METROPOLITAN DISTRICT NOS. 1-2

HELD  
June 13, 2024

The Boards of Directors of 144<sup>th</sup> Avenue Metropolitan District Nos. 1-2 held a regular meeting via MS Teams on Thursday, June 13, 2024, at 3:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Amanda Benson; Director  
Joanna Mares; Director

#### Also in Attendance:

Deborah Early; Icenogle Seaver Pogue, P.C.  
Kevin Mitts, Kieyesia Conaway, Irene Buenavista, and Matt Sorenson;  
Pinnacle Consulting Group, Inc.  
Travis Martin; Arbour Management.  
Marc Raskulinecz; Core Realty Holdings Management, Inc.

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Mitts noted that a quorum was present, with all Directors in attendance. The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the 144<sup>th</sup> Avenue Metropolitan District Nos. 1-2 (collectively, the “District”) was called to order by Mr. Mitts at 3:05 p.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of 144<sup>th</sup> Avenue Metropolitan District No. 1, with concurrence by the Boards of Directors of 144<sup>th</sup> Avenue Metropolitan District No. 2.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Ms. Early, legal counsel, stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s Office, disclosing potential conflicts as all Board Members are employees of Arbour Management, Inc., which is associated with the primary landowners and developer within the Districts. Ms. Early advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following with each Board Member present confirmed the contents of the written disclosures

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previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Mares, seconded by Director Benson, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Election of Officers: Ms. Early discussed the Election of Officers with the Boards. Following review and discussion, upon a motion duly made by Director Mares, seconded by Director Benson, and upon vote, unanimously carried, it was

**RESOLVED** to elect the slate of officers as noted below:

Amanda Benson – President  
Joanna Mares – Secretary/Treasurer

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

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## CONSENT AGENDA

Mr. Mitts reviewed the items on the consent agenda with the Boards. Mr. Mitts advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Benson, Seconded by Director Mares, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – January 30, 2024, Regular Meeting.
  - B. Payment of Claims.
  - C. Financial Statements for the period ending December 31, 2023.
  - D. Streamline Platform – Subscription Agreement.
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## DISTRICT MANAGER ITEMS

District Managers' Report: Mr. Mitts presented the District Managers' Report to the Boards and answered questions.

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## FINANCIAL ITEMS

2023 Audit Exemptions for District No. 1 and District No. 2: Ms. Buenavista presented the 2023 Audit Exemptions for District No. 1 and District No. 2 to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Benson, seconded by Director Mares, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the 2023 Audit Exemptions for District No. 1 and District No. 2, as presented.

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## LEGAL ITEMS

Declaration of Covenant Regarding Public Park: Ms. Early presented the Declaration of Covenant Regarding Public Park to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Benson, seconded by Director Mares, and upon vote, unanimously carried, it was

**RESOLVED** to approve to direct legal counsel and management to move forward with the process for dissolution of District Nos. 1-2.

Website Accessibility Resolution: Ms. Early presented the Website Accessibility Resolution to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Mares, seconded by Director Benson, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Website Accessibility Resolution, as presented.

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## DIRECTOR ITEMS

There were no Director Items to come before the Boards.

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## OTHER MATTERS

There were no Other Matters to come before the Boards.

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## ADJOURNMENT

There being no further business to come before the Boards the meeting was adjourned at 3:20 p.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

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*Kieyesia Conaway*  
Kieyesia Conaway, Recording Secretary for the Meeting