

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF THE
PLAINS METROPOLITAN DISTRICT
HELD
JANUARY 16, 2025

The special meeting of the Board of Directors of the Plains Metropolitan District (referred to hereafter as "Board") was convened on Thursday, January 16, 2025 at 12:00 p.m. at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado 80127. The meeting was open to the public.

ATTENDANCE

Directors in Attendance were:

Kathy L. Christensen
Joe Pickard
Kathy Tourney

Also in Attendance were:

Shannon Smith Johnson, Esq.; Icenogle Seaver Pogue
David B. Peak; District Manager

CALL TO ORDER

A motion was duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board called the meeting to order. Directors Burrows and Langer were absent and excused.

DISCLOSURE MATTERS

Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Burrows disclosed his provision of accounting and tax consulting services for Dallas Tourney, Inc, an owner of property within the District. Director Burrows also disclosed his directorship in Hogback Metropolitan District. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Langer disclosed his ownership interest in Briarwood Gardens Properties, LLC, an owner of property within the District. Director Langer also disclosed his directorship in Ken Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Christensen disclosed her ownership interest in certain real property located in the District. Director Christensen also disclosed her ownership interest and officership as President of KC & Associates, LLC. This disclosure is associated with approval of items on the agenda that may affect her interests.

Director Pickard disclosed his ownership interest in certain real property located within the District. Director Pickard also disclosed his ownership interest in Pickard Law and his directorship in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Tourney disclosed her ownership interest in certain real property located within the District. Director Tourney also disclosed her ownership interest and officership in Dallas W

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Tourney, Inc. Director Tourney disclosed her membership in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect her interests.

APPROVAL OF AGENDA

Following review and discussion, upon a motion duly made, by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Agenda.

APPROVAL OF MINUTES

Following review and discussion, upon a motion duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Minutes of the November 21, 2024 regular meeting.

PUBLIC COMMENT

None.

FINANCIAL MATTERS

A. Review and Consider Acceptance of the Cash Position Schedule as of January 13, 2025

Upon motion by Director Tourney, seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Cash Position Schedule of January 13, 2025 as presented.

B. Ratify December 2024 Claims

After review, and upon a motion duly made, by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board ratified approval of the December 2024 claims.

C. Review and Consider Approval of the January 2025 Received Claims

After review, and upon a motion duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the January 2025 claims totaling \$31,753.92 for check numbers 2426 through 2450. Check number 2444 was voided for \$1056.64.

D. Review and Consider Approval of the 2024 Audit Proposal from WIPFLI

Mr. Peak reviewed the highlights of the 2024 Audit Proposal from WIPFLI. After review, and upon a motion duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board the approved the WIPFLI Audit Engagement Letter for \$6,600 subject to inclusion of the District's attorney's revisions.

ADMINISTRATIVE MATTERS

A. Consider Election of Officers

After review, and upon a motion duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board elected to maintain the same officers of the Board of Directors as in 2024, with Kathy Christensen serving as President, Scott Burrows as Treasurer, Joe Pickard as Secretary, and the remaining Board members serving as Assistant Secretaries to the Board as identified in the Annual Administrative Resolution.

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B. Adopt and Approve the 2025 Annual Administrative Resolution, including designation of meeting notice posting location per Section 24-6-402(2)(c), C.R.S. (enclosure)

Mr. Peak reviewed the 2025 Annual Resolution with the Board. After discussion, and upon a motion duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Annual Resolution for 2025, including designating the District's official website as the posting place for notices of the meetings pursuant to Sections 24-6-402(2)(c) and 321-1-104.5, C.R.S.

C. Review and Consider Approval of the ERO Master Plan Proposal for the Plains Nature Park

Mr. Peak reviewed the Master Plan Proposal by ERO. After a brief discussion, and upon a motion duly made by Director Pickard, and seconded by Director Tourney, and upon vote, unanimously carried, the Board approved the 2025 ERO Master Plan Proposal for the Plains Nature Park for \$66,500 subject to the same being included in the District's standard form of contract.

D. Review the Ken Caryl Median Enhancement for Phase I & II by Keesen Landscape

Mr. Peak reviewed the Ken Caryl Median Enhancements for Phase I & II by Keesen Landscape. The first Phase of the Enhancements will clear plant material, moving and reusing cobble rock, install new trees, and irrigation work as needed. Phase II is for shrubs, perennials and irrigation work as needed. The cost for Phase I is \$15,000 and Phase II's cost is \$6,510.

The Board directed Mr. Peak to obtain information and quotes regarding the rock monument signs.

BOARD MATTERS

A. Executive Session Pursuant to Section 24-6-402(4)(f), C.R.S. for the Purpose of Discussing Personnel Matters for the Consideration of Approval of the District Manager's Request for an Hourly Rate Increase Starting in 2025

Director Tourney moved that the Board convene into executive session pursuant to Sections 24-6-402(4)(f), C.R.S. for the purpose of discussing personnel matters for the consideration of approval of the District Manager's request for an hourly rate increase starting January 1, 2025. Director Pickard seconded the motion, which was unanimously approved by the Board.

Upon a motion duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board returned from executive session.

LEGAL MATTERS

A. None.

OTHER BUSINESS

A. Manager Compensation

1. A motion was made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the hourly rate increase of the District Manager to \$125 an hour starting January 1, 2025.

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B. Confirm Quorum for the Next Regular Board Meeting

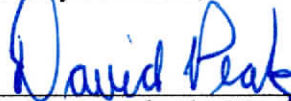
Thursday, April 17, 2025 at 12 p.m. at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, CO 80125. Business meeting dates for February and March 2025 will remain open and will be cancelled as needed.

ADJOURNMENT

Upon a motion duly made by Director Tourney, and seconded by Director Pickard and upon a vote, unanimously carried, the meeting was adjourned at approximately 1:00 p.m..

Respectfully submitted,

By



Secretary for the Meeting