

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
OMNIPARK METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
JUNE 19, 2023

A regular meeting of the Board of Directors of the OmniPark Metropolitan District (referred to hereafter as the "Board") was convened on Monday, June 19, 2023, at 11:30 a.m., at the offices of CliftonLarsonAllen LLP ("CLA"), 8390 E. Crescent Pkwy., Suite 300, Greenwood Village, Colorado 80111. This District Board meeting was also available via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Richard Egitto, President  
Hank Vanderryst, Secretary/Treasurer

#### Also, In Attendance Were:

Denise Denslow, Rachel Alles and Alex Fink; CliftonLarsonAllen, LLP  
Russ Dykstra, Esq.; Spencer Fane, LLP  
Dennis Bedford; BrightView Landscaping ("BrightView")  
John Cotten; ByDesign LLC

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Egitto called the meeting to order at 11:33 a.m. Following review, upon a motion duly made by Director Vanderryst, seconded by Director Egitto and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Disclosures of Potential Conflicts of Interest:** All required conflicts have been filed.

**Quorum, Location of Meeting and Posting of Meeting Notices:** A quorum and the location of the meeting were confirmed, and verified notice has been posted.

**Public Comment:** None.

**Minutes of the May 15, 2023 Regular Meeting:** Following review, upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote unanimously carried, the Board approved the minutes of the May 15, 2023 regular meeting, as presented.

### FINANCIAL ITEMS

**March 31, 2023 Unaudited Financial Statements:** Mr. Fink reviewed the

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financial statements with the Board. Following review, upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote unanimously carried, the Board accepted the March 31, 2023 unaudited financial statements, as presented.

**December 31, 2022 Cash Position Schedule as of June 14, 2023:** Mr. Fink reviewed the Cash Position Schedule with the Board. Following review and upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote unanimously carried, the Board accepted the December 31, 2022 Cash Position Schedule updated as of June 14, 2023, as presented.

**June 2023 Claims Totaling \$21,954 and Directors' Fees:** Mr. Fink reviewed the June 2023 Claims and Directors' Fees with the Board. Following review and upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote unanimously carried, the Board approved the June 2023 Claims totaling \$21,954 and Directors' Fees, as presented.

### LANDSCAPE MAINTENANCE ISSUES

**BrightView June 2023 Landscape Maintenance Status Report:** Mr. Bedford reviewed the Landscape Maintenance Status Report with the Board, noting that his team is on track with tree spraying and mowing and trees are scheduled to be planted next week. He stated that his team will be removing a few dead pine trees in the native area as part of the monthly maintenance, and he will provide a proposal for replacement for the Board to consider at the July meeting. Discussion ensued regarding lack of trees in the native area. Mr. Bedford noted that the median landscape project on Park Meadows Drive is scheduled to begin at the end of June.

**Proposal for Aspect Apartments Sod Replacement in the Amount of \$2,870:** Mr. Bedford reviewed the proposal with the Board, noting that the damage may have been caused by an Aspect Apartments contractor parking their lifts on top of the sod and gravel area. Discussion ensued. Following discussion, the Board directed Mr. Bedford to inform Aspect Apartments of the damage and that they may be financially responsible for the repair. The Board deferred action.

Mr. Bedford informed the Board that the day lilies in the sod areas are dying due to pet waste. Discussion ensued. It was determined that Mr. Bedford will monitor the flowers in the next year to determine next steps for potential pea gravel installation to replace the flowers.

**Proposal for Park Meadows Drive Median Shrub Replacements in the amount of \$2,650:** Mr. Bedford reviewed the proposal with the Board, noting that the damage was caused by a car accident on Park Meadows Drive. Following review and discussion and upon motion duly made by Director Vanderryst, seconded by Director Egitto and, upon vote unanimously carried, the Board approved the proposal for Park Meadows Drive median shrub

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replacements in the amount of \$2,650, subject to removal of the terms and conditions provided by BrightView Landscape Services, Inc.

**Monument Sign Flower Planting:** Mr. Bedford provided an update to the Board on the monument sign flower planting, noting that the flowers have not bloomed yet due to the temperatures being lower than usual for this time of year. He expects them to bloom in the next few weeks as temperatures rise.

### MANAGER ITEMS

None.

### ENGINEER ITEMS

**Booster Pump:** Mr. Cotten provided an update to the Board, noting that he has received all the necessary information to begin the new Xcel application and is coordinating with IMEG to re-submit. He estimates that the application process will be moving at the end of 2023 for the irrigation system to be fully functional by irrigation season in 2024.

### LEGAL MATTERS – ATTORNEY REPORT

**Summary of Amendments to Section 17 of the Douglas County Zoning Resolution:** Attorney Dykstra reviewed the summary with the Board, noting that the provisions included mostly impact new subdivisions and therefore, does not affect the District.

**2023 Legislative Memorandum:** Attorney Dykstra reviewed the memorandum with the Board, noting that many of the laws recently passed do not impact the District. Discussion ensued regarding the new annual town hall requirement for special districts.

### DIRECTORS’ ITEMS

None.

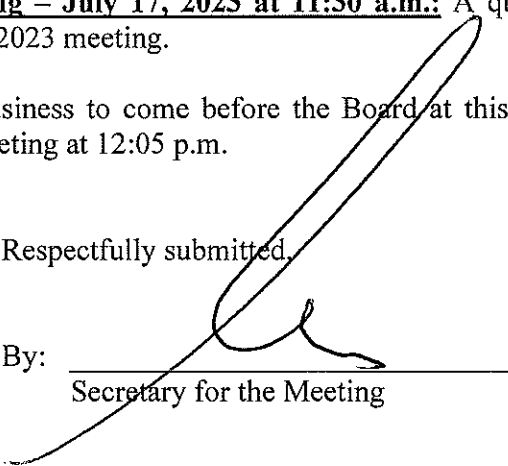
### OTHER BUSINESS

**Quorum for Next Meeting – July 17, 2023 at 11:30 a.m.:** A quorum was confirmed for the July 17, 2023 meeting.

### ADJOURNMENT

There being no further business to come before the Board at this time, Ms. Denslow adjourned the meeting at 12:05 p.m.

Respectfully submitted,

By:   
Secretary for the Meeting