

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
OMNIPARK METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MARCH 20, 2023

A regular meeting of the Board of Directors of the OmniPark Metropolitan District (referred to hereafter as the "Board") was convened on Monday, March 20, 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:

Anna Jones, 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 11:36 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 February 20, 2023 Regular Meeting: Following review, upon a motion duly made by Director Vanderryst, seconded by Director Egitto and, upon vote, unanimously carried, the Board approved the minutes of the February 20, 2023 regular meeting, as presented.

FINANCIAL ITEMS

December 31, 2022 Cash Position Schedule as of March 14, 2023: Mr. Fink

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reviewed the Cash Position Schedule with the Board, noting that the Property Tax Schedule will be presented at the April meeting. Following review, upon a 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 as of March 14, 2023, as presented.

March 2023 Claims Totaling \$10,618.97 and Directors' Fees: Mr. Fink reviewed the March 2023 Claims and Directors' Fees with the Board, noting that because the BrightView 2023 Landscape Maintenance Amendment has not yet been signed, the January and February invoices have not been issued. He stated that he expects the claims to be up to date by the April meeting.

Following review and discussion, upon a motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the March 2023 Claims totaling \$10,618.97 and Directors' Fees, as presented.

Application for Exemption from Audit for 2022: Mr. Fink reviewed the 2022 Audit Exemption Application with the Board. Following discussion, upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the 2022 Audit Exemption Application, as presented.

Other: None.

LANDSCAPE MAINTENANCE ISSUES

BrightView March 2023 Landscape Maintenance Status Report: Mr. Bedford reviewed the Landscape Maintenance Status Report with the Board, noting that pre-emergent application is underway and tree replacements are set to be installed mid-to-late May. He noted that mowing will begin the second week of April, weather permitting.

East Entrance Design Proposals/Renderings: Mr. Bedford reviewed the design proposal and renderings with the Board, noting that installation will begin in late May. Discussion ensued. The Board directed Mr. Bedford to communicate with the Park Ridge One property manager regarding parking lot access for installation. It was noted that if BrightView cannot perform the work through access via the Park Ridge One parking lot, they must acquire a permit from the City of Lone Tree for traffic control to allow access via Lincoln Avenue. Following review and discussion, upon motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the east entrance design proposal and renderings in an amount not to exceed \$15,000.

Homeless Encampments and Activity: Mr. Bedford provided an update to the Board regarding recent homeless activity in the District, noting that BrightView

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found syringes onsite and stopped work immediately. He stated that an external contractor has been hired to dispose of the syringes and BrightView will bill the District for the cost that is billed to them. Mr. Bedford noted that he will keep in contact with the Douglas County CARE team and provide updates to the Board and Ms. Jones as needed.

Other: It was noted that BrightView will clean up the materials spilling onto the pavers located on Park Meadows Drive.

MANAGER ITEMS

Other: None.

ENGINEER ITEMS

Booster Pump / Transformer Easement Across Dentist Property: Mr. Cotten provided an update to the Board, noting that he provided the easement map and legal description to Attorney Dykstra. Attorney Dykstra stated that all documents have been submitted to the dentist property manager and property owner and he is awaiting a response.

Other: Mr. Fink noted that a check was issued to Mr. Cotten in June 2022 that is not yet processed and he will coordinate with Mr. Cotten directly for processing and payment.

LEGAL MATTERS – ATTORNEY REPORT

Other: Attorney Dykstra provided an update to the Board regarding potential legislative changes related to special districts.

DIRECTORS’ ITEMS

Other: None.

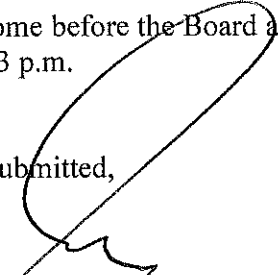
OTHER BUSINESS

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

ADJOURNMENT

There being no further business to come before the Board at this time, Director Egitto adjourned the meeting at 12:13 p.m.

Respectfully submitted,


Secretary for the Meeting