

## 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  
DECEMBER 18, 2023

A regular meeting of the Board of Directors of the OmniPark Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, December 18, 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. and Dani Kaiser; Spencer Fane, LLP  
Michael Crespín and Leigh Dufresne; BrightView Landscaping (“BrightView”)

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Egitto called the meeting to order at 11:30 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 Notice:** A quorum and the location of the meeting were confirmed and verified notice was posted.

**Public Comment:** None.

**Minutes of the November 20, 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 November 20, 2023 regular meeting, as presented.

### FINANCIAL MATTERS

**Cash Position Schedule as of December 12, 2023:** Mr. Fink reviewed the Schedule of Cash Position with the Board. Following review, upon a motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote unanimously carried, the Board accepted the Schedule of Cash Position as of December 12, 2023, as presented.

## RECORD OF PROCEEDINGS

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**December 2023 Claims and Directors' Fees Totaling \$33,339.78:** Mr. Fink reviewed the December 2023 Claims and Directors' Fees with the Board. Following review, upon motion duly made by Director Egitto, seconded by Director Vanderryst and upon vote unanimously carried, the Board approved the December 2023 Claims and Directors' Fees Totaling \$33,339.78, as presented.

LANDSCAPE  
MAINTENANCE  
ISSUES

**BrightView December 2023 Landscape Maintenance Status Report:** Mr. Crespin introduced Ms. Dufresne as the District's new BrightView account manager. Ms. Jones noted that CLA and BrightView have a scheduled property site visit in January 2024. Director Egitto noted his previous concerns regarding entryway flowers and holiday lights. Discussion ensued regarding Ms. Dufresne's background and anticipated landscape work in 2024. Mr. Crespin reviewed the Landscape Maintenance Status Reports with the Board, noting that he will present more flower options for entryway at the January meeting. Mr. Crespin noted that he and Ms. Dufresne reviewed the insurance property schedule and determined no changes need to be made and inquired about retention pond insurance.

**Pedestrian Improvements at Lincoln and Park Meadows Drive:** Ms. Jones provided an update on the pedestrian improvements to the Board, noting that the area will likely need to be surveyed for a clear delineation of ownership in the District in an amount not to exceed \$5,000.00. It was noted that Ms. Jones and Ms. Dufresne will further discuss the survey at a scheduled call with the City in January and will provide an update to the Board at the January meeting.

**Holiday Lighting Pricing:** Ms. Jones and Ms. Alles provided an update on the holiday lighting pricing to the Board, noting that bids for the holiday lighting pricing from Bristol Botanics and Bailey Tree are anticipated.

Director Egitto expressed the desire for more local bids for holiday lighting. Mr. Crespin noted that BrightView will store lights regardless of which contractor is chosen. Ms. Jones and Ms. Alles noted they will research additional vendors, create a price comparison chart and provide an update to the Board in January or February.

MANAGER  
MATTERS

None.

ENGINEER  
MATTERS

**Booster Pump:** No update was provided.

LEGAL MATTERS –  
ATTORNEY REPORT

Attorney Dykstra provided a legislative update to the Board.

## RECORD OF PROCEEDINGS

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DIRECTOR  
MATTERS

None.

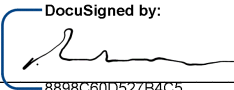
OTHER BUSINESS

**Quorum for Next Meeting – January 15, 2024 at 11:30 a.m.:** A quorum was confirmed for the January 15, 2024 meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Egitto adjourned the meeting at 11:55 a.m.

Respectfully submitted,

By:    
Secretary for the Meeting

DocuSigned by:  
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**Certificate Of Completion**

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Client Number: A521301	
Source Envelope:	
Document Pages: 3	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Chelsea Bojewski
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
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	IP Address: 65.59.88.254

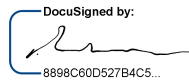
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Status: Original	Holder: Chelsea Bojewski	Location: DocuSign
1/18/2024 3:25:47 PM	Chelsea.Bojewski@claconnect.com	

**Signer Events**

Hank Vanderryst  
hank@1gdg.com  
Security Level: Email, Account Authentication (None)

**Signature**



Signature Adoption: Drawn on Device  
Using IP Address: 71.205.197.141  
Signed using mobile

**Timestamp**

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Viewed: 1/29/2024 11:04:34 AM  
Signed: 1/29/2024 11:05:39 AM

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**In Person Signer Events**

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**Agent Delivery Events**

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**Witness Events**

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**Timestamp**

**Notary Events**

**Signature**

**Timestamp**

**Envelope Summary Events**

**Status**

**Timestamps**

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Certified Delivered	Security Checked	1/29/2024 11:04:34 AM
Signing Complete	Security Checked	1/29/2024 11:05:39 AM

Envelope Summary Events	Status	Timestamps
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