

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
OMNIPARK METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
APRIL 18, 2022

A regular meeting of the Board of Directors of the OmniPark Metropolitan District (referred to hereafter as the "Board") was convened on Monday, April 18, 2022, 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; Spencer Fane, LLP
Dennis Bedford; BrightView Landscaping
John Cotten; ByDesign LLC

ADMINISTRATIVE MATTERS

Call to order and approval of 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 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 March 21, 2022 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 March 21, 2022 regular meeting, as presented.

FINANCIAL ITEMS

March 31, 2022 Cash Position Schedule: Mr. Fink reviewed the Cash Position Schedule with the Board and noted that March 31, 2022 Financial Statements will be presented at the May meeting. Following review and discussion, upon a

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motion duly made by Director Vanderryst, seconded by Director Egitto and, upon vote, unanimously carried, the Board accepted the December 31, 2021 Cash Position Schedule, as presented.

March 2022 Claims totaling \$8,120.28 and Directors' Fees: Mr. Fink reviewed the March 2022 Claims and Directors' Fees with the Board, noting that BrightView's monthly invoices have been late for the last couple of months and will show up on the April Claims. Following review, upon a motion duly made by Director Vanderryst, seconded by Director Egitto and, upon vote, unanimously carried, the Board approved the March 2022 Claims totaling \$8,120.28 and Directors' Fees, as presented.

PNC Bank account: Mr. Fink informed the Board that in order to complete the transition to PNC Bank, a bank signer must call the bank to authorize the transition. Director Egitto stated that he will call the bank at the end of the meeting.

Other: None.

LANDSCAPE MAINTENANCE ISSUES

BrightView April 2022 Landscape Maintenance Status Report: Mr. Bedford reviewed the Landscape Maintenance Status Report with the Board, noting that lawn maintenance will begin this week. Mr. Bedford supplied and reviewed a grub application proposal with the Board. 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 grub application proposal in the amount of \$1,445.

Renderings for landscape design at Monument signs at Lincoln and Park Meadows Drive: Mr. Bedford reviewed the proposed landscape renderings for the areas adjacent to the monument signage at Park Meadows Drive and Lincoln. Discussion ensued regarding aligning next year's design to the flower colors and species reflected in the renderings. Mr. Bedford stated that he will provide additional information at the May meeting. No action was taken.

Dog damage solution: Mr. Bedford provided an update to the Board regarding the dog damage solution, noting that Aspect Apartments have decided to move forward with the option including pea gravel, cobble band and turf with dog stations and signage installation. He stated that BrightView will begin this work at the beginning of May. Discussion ensued regarding cost and responsibility of the work and ongoing maintenance. Mr. Bedford stated that he will provide an update on the work's progress at the May meeting. Attorney Dykstra noted that an amendment to the existing agreement with Aspect Apartments is necessary to document that the District and the Apartments agree to this solution. No action was taken.

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Booster pump update – John Cotten: Mr. Cotten provided an update to the Board regarding the booster pump, noting that he will follow up with Xcel to install a meter closer to the booster pump. Mr. Bedford stated that BrightView is still awaiting a quote from their pump vendor. Mr. Cotten stated that he will provide an update at the May meeting.

Tree replacement at Key Bank – 10470 Park Meadows Drive: Ms. Jones provided an update to the Board regarding communications with the Key Bank representative, noting that their primary concern is the bank's visibility. Discussion ensued regarding feasibility of removal. It was noted that the conversation will continue at the May meeting. No action was taken.

Other: None.

MANAGER ITEMS

Website construction: Ms. Jones provided an update to the Board regarding the website construction, noting it is live.

Other: None.

ENGINEER ITEMS

Other: None.

LEGAL MATTERS – ATTORNEY REPORT

Nick Moschetti removal from deed: Attorney Dykstra provided an update to the Board regarding removing Nick Moschetti from the deed, noting that Spencer Fane received the signed deed from Nick Moschetti and he has been removed. It was noted that Directors Egitto and Vanderryst will bring reimbursement checks for the Directors' tax parcel bill payment to the May meeting.

Other: None.

BOARD MEMBER ITEMS

Other: None.

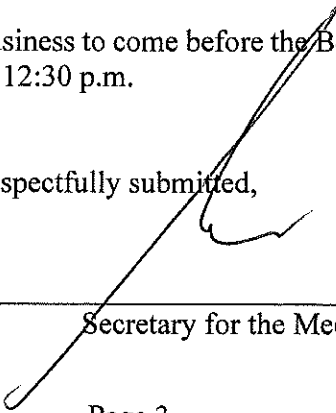
OTHER BUSINESS

Quorum for next meeting – May 16, 2022 at 11:30 a.m.: A quorum was confirmed for the May 16, 2022 meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 12:30 p.m.

Respectfully submitted,



Secretary for the Meeting