

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
OMNIPARK METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
FEBRUARY 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, February 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 11:48 a.m. Following review, upon a motion duly made by Director Egitto, seconded by Director Vanderryst 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 January 16, 2023 Regular Meeting: Following review, upon a motion duly made by Director Egitto, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the minutes of the January 16, 2023 regular meeting, as presented.

FINANCIAL ITEMS

December 31, 2022 Unaudited Financial Statements and Cash Position

RECORD OF PROCEEDINGS

Schedule: Mr. Fink reviewed the Financial Statements and Cash Position Schedule 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 December 31, 2022 Unaudited Financial Statements and Cash Position Schedule, as presented.

February 2023 Claims Totaling \$15,319.07 and Directors' Fees: Mr. Fink reviewed the February 2023 Claims and Directors' Fees with the Board, noting that Aspect Apartments paid BrightView for the dog station work and BrightView reimbursed CLA for original payment.

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 February 2023 Claims totaling \$15,319.07 and Directors' Fees, as presented.

Other: None.

LANDSCAPE MAINTENANCE ISSUES

BrightView February 2023 Landscape Maintenance Status Report: Mr. Bedford reviewed the Landscape Maintenance Status Report with the Board, noting that his crew is routinely checking for encampments. He stated that his crew plans to plant the chosen flower pattern a couple of weeks after Mother's Day. Director Egitto directed Mr. Bedford to provide proposals at the March Board meeting which enhance the left side of the District's entryway on Lincoln Avenue and Park Meadows Drive.

Other: Other.

MANAGER ITEMS

Pest Control Proposal from Wright Pest Control, Inc.: Ms. Alles and Mr. Bedford reviewed the proposal with the Board, noting that Wright Pest Control will perform similar services as the District's previous contractor. Discussion ensued regarding potential services for the native area on the east side of the District near I-25.

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 pest control proposal from Wright Pest Control, Inc., as presented.

Other: None.

ENGINEER ITEMS

Retaining Wall Installation and Landscape Maintenance: Mr. Cotten provided an update for the Board, noting that he has been unable to get in contact with the City of Lone Tree after their prompt for the District to amend the site plan. . Mr. Bedford noted he has not received communication from Key Bank

RECORD OF PROCEEDINGS

either. The Board determined to defer this item until the City of Lone Tree or Key Bank initiate change in these areas.

Lincoln Sidewalk Frontage Maintenance and Cost Estimates: This item was previously discussed.

Booster Pump / Transformer Easement Across Dentist Property: Attorney Dykstra provided an update to the Board, noting that he needs a map reflecting the easement and a legal description from Mr. Cotten to finalize the easement documents. He stated that he expects the documents to be available for the Board's approval at the March meeting.

Other: None.

LEGAL MATTERS – ATTORNEY REPORT

2023 Election: Attorney Dykstra provided an update to the Board, noting that both Directors have completed their Self-Nomination and Acceptance Forms and the 2023 election will be cancelled within the next week.

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

DIRECTORS' ITEMS

Douglas County Short Term Rental Regulation: Ms. Jones reviewed the Douglas County Short Term Rental Regulation with the Board. No action was taken.

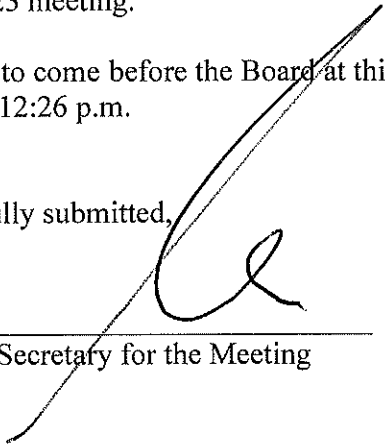
OTHER BUSINESS

Quorum for Next Meeting – March 20, 2023 at 11:30 a.m.: A quorum was confirmed for the March 20, 2023 meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Egitto adjourned the meeting at 12:26 p.m.

Respectfully submitted,



Secretary for the Meeting