

MINUTES OF A JOINT REGULAR MEETING OF THE  
BOARD OF DIRECTORS

OF

PARKDALE METROPOLITAN DISTRICT NOS. 1-3 &  
PARKDALE COMMUNITY AUTHORITY

Held: Wednesday, November 17, 2021 at 11:00 a.m.

*This meeting was held via teleconference.*

**Attendance**

The joint regular meeting of the Board of Directors (individually a “Board” and collectively the “Boards”) of Parkdale Metropolitan District Nos. 1-3 (individually, “District No. 1”, District No. 2”, “District No. 3” and collectively, the “Districts”) and Parkdale Community Authority (the “Authority”) was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Districts & the Authority, were in attendance:

**Parkdale Metropolitan District Nos. 1-3:**

Christian Matt Janke  
Matthew Cavanaugh  
C. Regan Hauptman  
Corey Elliott  
Chris Elliott

**Parkdale Community Authority:**

Christian Matt Janke (District No. 1 Member)  
Corey Elliott (District No. 2 Member)  
Chris Elliott (District No. 3 Member)

Also present were Kristin B. Tompkins, Esq. and Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Gigi Pangindian and Alyssa Ferreira, CliftonLarsonAllen LLP, District and Authority Accountants; and Sarah Hunsche, E5X Management.

**Call to Order/Declaration  
of Quorum**

It was noted that a quorum of the Boards were present and the meeting was called to order.

**Conflict of Interest  
Disclosures**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at

the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Murphy inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Joint Meetings**

The Authority and the Districts are meeting in a joint meeting. Unless otherwise noted below, and as applicable, the matters set forth below shall be deemed to be the actions of the Authority and the Districts collectively.

**Approval of Agenda**

Ms. Murphy presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

**Public Comment**

None.

**Consent Agenda**

Ms. Murphy presented the items on the consent agenda to the Boards. Ms. Murphy advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, seconded and unanimously carried, the Boards approved and/or ratified the following items:

- a. Joint Minutes from October 20, 2021 Regular Meeting; and
- b. Third Amendment to Funding and Reimbursement Agreement (Authority).

**Legal Matters**

Conduct Public Hearing on Inclusion of Property owned by OEO 2, LLC (District No. 2)

Director Janke opened the public hearing on the Petition for Inclusion of Property into District No. 2. Ms. Murphy noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

Ms. Murphy reviewed the Petition for Inclusion of Property and Resolution and Order for Inclusion of Property owned by OEO 2,

LLC with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously determined to grant the petition and adopt the resolution. The Board of District No. 2 directed legal counsel to make the necessary filings with the District Court.

**Financial Matters**

Consider Acceptance of Schedule of Cash Position (Authority)

Ms. Ferreira presented the Schedule of Cash Position dated September 30, 2021, updated as of November 9, 2021, to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously accepted the Schedule of Cash Position dated September 30, 2021, updated as of November 9, 2021.

Consider Adoption of Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement with OEO, LLC (Authority)

Ms. Ferreira presented the Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement with OEO, LLC to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously adopted the resolution.

Consider Approval of Project Fund Requisition No. 10 and No. 11 Related to the Authority’s Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds, (Authority)

Ms. Ferreira presented the Project Fund Requisition No. 10 and No. 11 Related to the Authority’s Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved Requisition No. 10 in the amount of \$2,373,292.09 to OEO, LLC and Requisition No. 11 in the amount of \$31,999.99 to the Authority.

Other Financial Matters

None.

**Other Business**

None.

## Adjournment

There being no further business to come before the Board, and following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

*Corey Elliott*

Corey Elliott (Dec 16, 2021 11:41 MST)

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Secretary for the Meeting

The foregoing minutes were approved on the 15th day of December, 2021.