

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF

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

Held: Wednesday, July 21, 2021, at 11:00 a.m. via
teleconference.

Due to the threat posed by the COVID-19 coronavirus, this
meeting was held via teleconference.

Attendance

A joint special meeting of the Boards of Directors 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 (“Authority”) was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Boards & 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)
Chris Elliott (District No. 2 Member)
Corey Elliott (District No. 3 Member)

Also present: Kristin B. Tompkins, Esq., White Bear Ankele Tanaka & Waldron, General Counsel to the Districts and Authority; Joyce Stiles, CliftonLarsonAllen, LLP, Districts and Authority Accountants; and Sarah Hunsche, E5X Management, Developer.

Call to Order

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

Conflict of Interest

Ms. Tompkins reported that disclosures for those directors that

Disclosures

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 and Authority at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards and the Authority. Ms. Tompkins inquired into whether members of the Boards and Authority 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 and the Authority 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

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comment

None.

Consider Approval of Minutes from June 16, 2021

Ms. Tompkins presented the Boards with the minutes from June 16, 2021 for approval. Upon a motion duly made and seconded, the minutes were approved as presented.

Legal Matters

Discussion Regarding Acquisition of Real Property owned by William M. Waneka (District No. 1)

The Board of District No. 1 discussed the Acquisition of Real Property owned by William M. Waneka. Director Janke noted he had spoken with Mr. Waneka and he indicated he was signing the easement agreement. Upon receipt of the easement agreement, District will make payment for the purchase of the easement.

Financial Matters

Consider Approval of Cash Position and Ratification of Claims (Authority)

Ms. Stiles presented the Board of the Authority with the Schedule of Cash Position dated March 31, 2021, updated July 13, 2021. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously accepted the schedule of cash position.

Ms. Stiles presented the Board of the Authority with the Claims

from June 1, 2021 – July 13, 2021 for \$3,202.73 for ratification. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously ratified the claims.

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

Ms. Stiles presented the Board of the Authority with the Acceptance Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement with OEO, LLC. 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. 6 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds, (Authority)

Ms. Stiles presented the Board of the Authority with Project Fund Requisition No. 6 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved Requisition No. 6 in the amount of \$1,196,786.93 to OEO, LLC.

Other Financial Matters

None.

Other Business

None.

Adjournment

There being no further business to come before the Boards and following discussion and upon motion duly made, seconded and unanimously carried, the Boards 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 (Aug 18, 2021 14:10 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 18th day of August, 2021.