

RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
SECTION 14 METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
MARCH 8, 2024**

A Special Meeting of the Board of Directors of the Section 14 Metropolitan District, (referred to hereinafter as the “Board”) was convened on Friday, the 8th day of March 2024, at 11:00 a.m. via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jay Perlmutter
Jonathan Perlmutter
Kenya Jenkins
Darrin Keslar
Clark Walker

Also In Attendance Were:

Ann Finn; Public Alliance LLC

MaryAnn M. McGeady, Esq. and Kate Olson, Esq.; McGeady Becher P.C.

Jason Carroll; CliftonLarsonAllen LLP (“CLA”)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney McGeady that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Finn confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Following discussion, upon motion duly made by Director Jenkins, seconded by Director Jay Perlmutter and, upon vote, unanimously carried, it was determined to conduct the

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meeting at the above-stated location. The Board further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Jenkins, seconded by Director Jay Perlmutter and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Jenkins, seconded by Director Jay Perlmutter, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://section14md.colorado.gov/> or if posting on the website is unavailable, notice will be posted at Bowles Village Shopping Center, 7421 W. Bowles Ave., Littleton, CO 80123.

Minutes: The Board reviewed the Minutes of the October 10, 2023 Special Meeting and November 28, 2023 Special Meeting. Following discussion, upon motion duly made by Director Jay Perlmutter, seconded by Director Jenkins and, upon vote, unanimously carried, the Board approved the Minutes of the October 10, 2023 Special Meeting and November 28, 2023 Special Meeting.

Resignation of Secretary: The Board discussed the resignation of Steve Beck as Secretary to the Board and considered the appointment of Ann Finn as Secretary to the Board. Following discussion, upon motion duly made by Director Jonathan Perlmutter, seconded by Director Jay Perlmutter and, upon vote, unanimously carried, the Board acknowledged the resignation of Steve Beck and appointed Ann Finn as Secretary to the Board.

Insurance Matters:

Cyber Security and Increased Crime Coverage: The Board entered into a discussion regarding cyber security and increased crime coverage. Ms. Finn noted that she will schedule a meeting with Director Jonathan Perlmutter and Ms. Lisa Jacoby with McGeady Becher P.C. regarding coverage for the District.

**PUBLIC
COMMENTS**

There were no public comments at this time.

**FINANCIAL
MATTERS**

Termination of Engagement with Special District Management Services, Inc. ("SDMS"): Ms. Finn noted SDMS terminated their engagement with the District to

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provide accounting and accounts payable services. The Board acknowledged the termination of services by SDMS.

Engagement of CLA for Accounting Services: Mr. Carroll reviewed a proposal from CLA for accounting services. Following discussion, upon motion duly made by Director Jonathan Perlmutter, seconded by Director Jay Perlmutter and, upon vote, unanimously carried, the Board approved the engagement of CLA for accounting services.

Bill.com and Processing Accounts Payable: Mr. Carroll discussed with the Board using Bill.com for processing accounts payable. Following discussion, the Board authorized the use of Bill.com.

Application for Exemption from Audit for 2023: Mr. Carroll discussed with the Board the requirements for an audit. Following discussion and review, upon a motion duly made by Director Jonathan Perlmutter, seconded by Director Jenkins and, upon vote unanimously carried, the Board appointed the District Accountant to prepare and file an Application for Exemption from Audit for 2023, if it is determined an Audit is not required.

CAPITAL PROJECTS

Retaining Wall(s) Repair(s) in the Bowles Village Shopping Center: Director Jenkins reviewed two proposals she had received for repairing a retaining wall with the Board. One proposal for the repair of the wall and the second for the demolition and rebuilding of the wall. Following discussion and review, upon a motion duly made by Director Jonathan Perlmutter, seconded by Director Jenkins and, upon vote unanimously carried, the Board approved the proposal from Cardenas Landscape, LLC and authorized a Service Agreement for the demolition and replacement of the retaining wall, in the approximate amount of \$23,000, with the work beginning subject to the conveyance of the retaining wall to the District.

OPERATION MATTERS

Proposal from Storm Water Asset Protection LLC (“SWAP”) for the Chanson Plaza (Project) Stormwater System Oversight Services: The Board reviewed a proposal from SWAP for the Chanson Plaza (Project) Stormwater System Oversight Services. Following discussion and review, upon a motion duly made by Director Jonathan Perlmutter, seconded by Director Jenkins and, upon vote unanimously carried, the Board approved the proposal and Service Agreement for the Chanson Plaza (Project) Stormwater System Oversight Services, in an amount not to exceed \$7,000.

OTHER MATTERS

Stormwater Drainage Costs: Director Walker discussed a drainage issue just outside of the District’s southern boundary (at the intersection of South Balsam Way and West Parkhill Avenue) and asked whether the District would be willing to contribute

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to maintenance costs. Following discussion, the Board asked that Director Walker submit the request in writing for further consideration.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Jonathan Perlmutter, seconded by Director Walker and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

Signed by:
By: Ann Finn
Secretary for the Meeting