

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARDS  
OF DIRECTORS

OF THE

DAWSON TRAILS METROPOLITAN DISTRICT NOS. 1-7  
(formerly known as Dawson Ridge Metropolitan District Nos. 1-5  
and Westfield Metropolitan District Nos. 1 & 2)

Held: March 19, 2024, at 10:30 A.M. *via* teleconference.

**ATTENDANCE**

The meeting was held in accordance with the laws of the State of Colorado. The following directors were in attendance:

Lawrence P. Jacobson  
Jeffrey Jacob Schroeder  
Megan Waldschmidt  
Paige Langley  
Blake Amen

Also present were: Jennifer Gruber Tanaka, Esq., Audrey Johnson, Esq., and Jacob Elsner, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; AJ Beckman; Public Alliance, District Manager; Jason Carroll; CliftonLarsonAllen LLP, District Accountant. No members of the public were on the teleconference.

**ADMINISTRATIVE  
MATTERS**

**Call to Order:**

The meeting was called to order at 10:32 a.m.

**Declaration of Quorum and Confirmation of Director Qualifications:**

Mr. Beckman noted that a quorum for each of the Boards was present. Attorney Tanaka noted that the directors had confirmed their qualification to serve.

**Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest:**

Attorney Tanaka advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Tanaka reported that disclosures for those directors with 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. Attorney Tanaka 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 Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Combined Meetings:**

The Districts are meeting in a combined Board meeting. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Dawson Trails Metropolitan District Nos. 1-7, collectively.

**Approval of Agenda:**

Mr. Beckman presented the Boards with the agenda for the meeting. Following discussion, upon motion duly made by Director Jacobson, seconded by Director Schroeder, and upon vote, unanimously carried, the Boards approved the agenda as amended.

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

The Boards were presented with the consent agenda items. Following discussion, upon motion duly made by Director Jacobson, seconded by Director Schroeder, and upon vote, unanimously carried, the Boards took the following actions:

- a. Approved Joint Special Meeting Minutes from November 14, 2023.
- b. Approved Accounts Payable.
- c. Approved Financial Statements as of December 31, 2023 and Schedule of Cash position updated January 10, 2024 (District No. 1).
- d. Approved Property Tax Schedules (District Nos. 2-7).
- e. Approved Independent Contractor Agreement with Colorado Water Well Corp. for Installation Services.
- f. Approved Engagement of Auditor to Perform 2023 Audit.
- g. Approved Infrastructure Acquisition and Reimbursement Agreement with Westside Property Investment Company Inc.
- h. Ratified approval of Engagement Letter with Alderman Bernstein as Special Counsel for Condemnation Services.

- i. Ratified approval of 2024 Statement of Work to the Master Service Agreement between the District and CliftonLarsonAllen LLP.
- j. Ratified approval of First Addendum to the Independent Contractor Agreement with MSK Consulting, LLC for Engineering Services.
- k. Ratified approval of Independent Contractor Agreement with T2 Utility Engineers, Inc. for Subsurface Utility Engineer Investigation.
- l. Ratified approval of Independent Contractor Agreement with Silverbluff Companies, Inc. for District Engineering Services.
- m. Ratified approval of Independent Contractor Agreement with A.G. Wassenaar Inc. for Geotechnical Services.
- n. Ratified approval of Agreement with Colorado Cleanup Corporation for Demolition Services.
- o. Ratified approval of Notice of Award and Approval of Agreement with DN Tanks, LLC dba DN Tanks of Colorado, LLC for Design Build Water Tanks Project.

## LEGAL MATTERS

**Resolution No. 2024-03-01: Regarding Acceptance of District Eligible Costs, Prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements:** The Board reviewed Resolution No. 2024-03-01: Regarding Acceptance of District Eligible Costs, Prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements.

Following discussion, upon motion duly made by Director Jacobson, seconded by Director Langley, and upon vote, unanimously carried, the Boards adopted Resolution No. 2024-03-01: Regarding Acceptance of District Eligible Costs, Prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in the amount of \$5,318,770.59.

**Issuance of Bonds:** Attorney Tanaka provided an update to the Board. She reported that the bond issuance is expected to occur within the next month. She noted approximately \$143,000,000 is anticipated for the first issuance. No additional consent from the Town of Castle Rock is expected beyond email approval.

**Director Fees:** The Board entered into discussion regarding Director fees. It was noted Mr. Carroll will follow up on payment of the fees earned for attendance of the September 26, 2024 meeting. Mr. Carroll reported that CLA will issue a check for the meetings conducted in

2023 and today's meeting. Another check will be issued at the end of the year for the meetings conducted in 2024.

**OTHER BUSINESS**

**Next Meeting:**

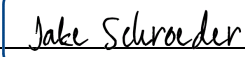
The next meeting is scheduled for April 16, 2024, at 10:00 a.m.

**ADJOURNMENT**

There being no further business to come before the Boards, upon motion, second and unanimous vote, the meeting was adjourned.

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

DocuSigned by:

  
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Secretary for the Districts