

MINUTES OF A JOINT REGULAR 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: May 21, 2024, at 10:00 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:

Jeffrey Jacob Schroeder  
Paige Langley  
Blake Amen

Following discussion, upon motion made by Director Amen, seconded by Director Langley and, upon vote, unanimously carried, the absence of Directors Jacobson and Waldschmidt were excused.

Also present were: Audrey Johnson, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; AJ Beckman; Public Alliance, District Manager; Carrie Bernstein, Esq. (for a portion of the meeting), Alderman Bernstein. No members of the public were on the teleconference.

ADMINISTRATIVE  
MATTERS

**Call to Order:**

The meeting was called to order at 10:02 a.m.

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

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

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

Attorney Johnson advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Johnson 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 Johnson 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 Schroeder, seconded by Director Amen, and upon vote, unanimously carried, the Boards approved the agenda as amended.

**Acting President:**

The Board entered into discussion regarding appointing an acting President. Following discussion, upon motion duly made by Director Amen, seconded by Director Langley, and upon vote, unanimously carried, the Boards appointed Director Schroeder as acting President.

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

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

- a. Approved Joint Special Meeting Minutes from March 19, 2024 and April 10, 2024.
- b. Approved Accounts Payable.
- c. Approved Financial Statements as of March 31, 2024 and Schedule of Cash position updated May 6, 2024 (District No. 1).

- d. Approved of Property Tax Schedules (District Nos. 2-7).
- e. Ratified approval of Independent Contractor Agreement between the District and A.G. Wassenaar, Inc. for Geotech Services (District No. 1).
- f. Ratified approval of Agreement with Design Nine, Inc. for Utility Permit Application Assistance.
- g. Ratified approval of Independent Contractor Agreement with CORE Consultants, Inc. for Engineering Services and Service Authorizations (District No. 1).
  - i. Project No. 20-224-003 SA2: Dawson Trails Blvd (North) (Prairie Hawk North & South);
  - ii. Project No. 20-224-003 SA3: Dawson Trails Blvd (North) (Prairie Hawk North & South);
  - iii. Project No. 20-224-012: Dawson Trails ALTA Update;
  - iv. Project No. 20-224-015: PH South – Final Plat;
  - v. Project No. 20-224-016: PH South – FMS;
  - vi. Project No. 20-224-018: Water Line Topo;
  - vii. Project No. 20-224-019: Geotechnical Borehole Staking;
  - viii. Project No. 20-224-020: Dawson Trails Program;
  - ix. Project No. 20-224-022: Crystal Valley Interchange Support.
- h. Approved Assignment and Assumption of Part of the Professional Services Agreement with Westside Investment Partners, Inc., ACM Dawson Trails JV VIII, LLC, and Dawson Trails I, LLC (District No. 1) (enclosure).
- i. Ratified approval of Public Improvements Fee Rates (District No. 1)

## LEGAL MATTERS

**Issuance of Bonds:** Attorney Johnson reported that the District's financing closed last week.

**Resolution No. 2024-05-01: Resolution of Necessity (District No. 1):** Attorney Bernstein reviewed Resolution No. 2024-05-01: Resolution of Necessity with the Board. She discussed the District's ability to exercise the power of eminent domain if necessary, and reviewed the authorizations included in the Resolution.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Amen, and upon vote, unanimously carried, the Board adopted Resolution No. 2024-05-01: Resolution of Necessity.

Following the conclusion of this portion of the meeting, Attorney Bernstein excused herself.

**Website Accessibility Guidelines:** Attorney Johnson discussed with the Board the Website Accessibility Guidelines.

**Resolution No. 2024-05-02: Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer:** Attorney Johnson reviewed with the Board Resolution No. 2024-05-02: Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer. It was noted that the District Manager will serve as the Compliance Officer.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Amen, and upon vote, unanimously carried, the Board adopted Resolution No. 2024-05-02: Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer.

**Master Services Agreement with Streamline for Website Accessibility Services:** Attorney Johnson reviewed with the Board a Master Services Agreement with Streamline for Website Accessibility Services.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Amen, and upon vote, unanimously carried, the Board approved the Master Services Agreement with Streamline for Website Accessibility Services including the Compliance Basics Package offered by Streamline.

**OTHER BUSINESS**

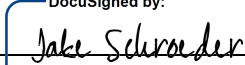
**Next Meeting:**

The next meeting is scheduled for June 18, 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