

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
CASTLEVIEW METROPOLITAN DISTRICT NO. 1 (THE “DISTRICT”)
HELD
NOVEMBER 7, 2024**

A special meeting of the Board of Directors of the Castleview Metropolitan District No. 1 (referred to hereafter as the “Board”) was convened on Thursday, November 7, 2024, at 11:30 a.m., via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Brian Alpert
Tanya Alpert
Rodney Alpert
Michael Alpert

Also, In Attendance Were:

MaryAnn M. McGeady, Esq., Kalen Hilliker, Esq. and Alexandria “Zander” Myers; McGeady Becher Cortese Williams P.C.
Kimberly Johanns; Simmons & Wheeler, P.C.
Michael Wolfersperger, Independent District Engineering Services, LLC (“IDES”)

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. Attorney Hilliker noted 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:

Attorney Hilliker 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, and upon motion duly made by Director B. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, it was determined to conduct the meeting at the above-stated date, time and location. It was 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 B. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, the Board approved the Agenda, as amended.

Resolution No. 2024-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:

The Board discussed the business to be conducted in 2025. Following discussion, upon motion duly made by Director B. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold 2025 meetings on the first Thursday of every month at 11:30 a.m. via Zoom videoconference.

Insurance Discussion:

Attorney Hilliker discussed District insurance and cyber security and increased crime coverage for 2025 with the Board. Following discussion, upon motion duly made by Director B. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, the Board authorized renewal of the District's insurance and Special District Association membership for 2025.

Upon motion duly made by Director R. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, the Board established an Insurance Committee and appointed Director B. Alpert to said Committee and authorized the Committee to work with District Consultants to determine the necessary Construction-related insurance as the District begins construction of Public Improvements.

Website Accessibility Discussion:

Attorney Hilliker discussed proposals related to website accessibility matters.

Following discussion, upon motion duly made by Director B. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, the Board established a Website Accessibility Committee to make final determinations regarding engagement and/or termination of Website Accessibility service vendors and appointed Director B. Alpert to the Committee.

Public Comment:

There were no public comments.

Board Resignation:

The Board acknowledged the resignation of Director Harvey Alpert.

CONSENT AGENDA

Upon motion duly made by Director B. Alpert, seconded by Director R. Alpert and upon vote unanimously carried, the Board approved the Consent Agenda items as follows:

- A. Approval of minutes from the October 11, 2024 Special Board Meeting.
- B. Ratify payment of claims.
- C. Accept the unaudited financial statements.
- D. Direct staff regarding compliance with Section 32-1-809, C.R.S. for 2025 (District Transparency Notice).
- E. Appoint District Accountant to prepare 2026 Budget.
- F. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”), and direct District Counsel to file the Certification with the Board of County Commissioners and other interested parties.
- G. Authorize District Accountant to obtain proposals to perform the 2024 Audit.

FINANCIAL MATTERS

Public Hearing on Amendment to 2024 Budget:

Director B. Alpert opened the public hearing to consider an amendment to the 2024 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

It was noted that an amendment to the 2024 Budget was not required.

Public Hearing on 2025 Budget:

Director B. Alpert opened the public hearing to consider the proposed 2025 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2025 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

The Board reviewed the estimated 2024 expenditures and the proposed 2025 expenditures.

Upon motion duly made by Director B. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, the Board approved the 2025 Budget, as discussed and subject to receipt of final assessed valuation, and considered adoption of Resolution No. 2024-11-02; to Adopt the 2025 Budget and Appropriate Sums of Money and Resolution No. 2024-11-03; to Set Mill Levies (11.789 mills in the General Fund and 68.172 mills in the Debt Service Fund, for a total

mill levy of 79.961 mills.) Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Douglas County not later than December 15, 2024. District Counsel was directed to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2025.

Resolution No. 2024-11-04; Authorizing Adjustment of Mill Levy in Accordance with the Service Plan:

Following discussion, upon motion duly made by Director R. Alpert, seconded by Director B. Alpert, and upon vote unanimously carried, the Board approved Resolution No. 2024-11-04; Authorizing Adjustment of Mill Levy in Accordance with the Service Plan.

LEGAL MATTERS

Resolution No. 2024-11-05; Calling May 6, 2025 Election:

The Board discussed the May 6, 2025 election. Following discussion, upon motion duly made by Director B. Alpert, seconded by Director R. Alpert, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-05; Calling a May 6, 2025 Directors' Election which appointed Alexandria "Zander" Myers as the Designated Election Official and authorized the DEO to perform all tasks required for the May 6, 2025 Regular Election of the Board of Directors for the conduct of a mail ballot election.

Impacts of HB24B-1001 on General Fund and Possible Waiver Language to May 2025 Ballot:

Attorney McGeady reviewed HB24B-1001 with the Board, explaining the possible impacts to the District's General Fund and recommending that the Board hold the May 2025 election and include a ballot question to waive the new revenue limit. Following discussion, upon motion duly made by Director B. Alpert, seconded by Director R. Alpert, and upon vote unanimously carried, the Board determined to hold an election to include a ballot question waiving the new revenue limit.

Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) between the District and HB ALP Family, LLLP:

Following discussion, upon motion duly made by Director R. Alpert, seconded by Director T. Alpert, and upon vote unanimously carried, the Board approved the Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) between the District and HB ALP Family, LLLP.

CONSTRUCTION MATTERS

Payment Process Schedule:

The Board discussed the Payment Process Schedule to process construction invoice(s), cost verification reports, and payment to contractors. There was no Board action taken.

Construction Committee Report:

Status of Issuance of Permits to Proceed with Construction from Town of Castle Rock:

Director B. Alpert discussed with the Board. No Board action taken.

Status of Award of Construction Contracts:

Director B. Alpert discussed with the Board. No Board action taken.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By Alexandria Myers
Secretary for the Meeting