

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
PATRIOT PARK METROPOLITAN DISTRICT NO. 1  
(THE "DISTRICT")  
HELD  
SEPTEMBER 13, 2023

A regular meeting of the Board of Directors of the Patriot Park Metropolitan District No. 1 (referred to hereafter as the "Board") was convened on Wednesday, September 13, 2023 at 12:30 p.m. This meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Sam Cameron, President  
Cheryl Flynn, Treasurer  
Kevin Butcher, Secretary

#### Also, In Attendance Were:

Krista Baptist, Korben Heim and Rob Lange; CliftonLarsonAllen, LLP  
("CLA")  
Russ Dykstra; Spencer Fane LLP  
Nicholas Sommariva; Member of the Public

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Upon a motion duly made by Director Cameron, the Board called the meeting to order at 12:33 p.m.

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Butcher, seconded by Director Cameron and, upon vote unanimously carried, the Board approved the agenda, as amended.

**Disclosures 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 Dykstra 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.

**Confirm quorum, location of meeting and posting of meeting notices:** A quorum was confirmed. It was confirmed posting of meeting notices were posted at least 24 hours before the meeting start.

## RECORD OF PROCEEDINGS

---

**Public Comment:** None.

**Minutes from the June 14, 2023 Regular Board Meeting:** Following review, upon a motion duly made by Director Butcher, seconded by Director Cameron and, upon vote unanimously carried, the Board approved the June 14, 2023 regular Board meeting minutes, as presented.

### FINANCIAL MATTERS

**Unaudited June 30, 2023 Financial Statements:** Mr. Lange reviewed the Unaudited Financial Statements as of June 30, 2023 with the Board. Following review, upon a motion duly made by Director Butcher, seconded by Director Cameron and, upon vote unanimously carried, the Board accepted the June 30, 2023 Unaudited Financial Statements, as presented.

**Previous and Current Claims:** Mr. Lange reviewed the previous and current claims with the Board. Following review, upon a motion duly made by Director Butcher, seconded by Director Cameron and, upon vote unanimously carried, the Board ratified approval of previous claims and approved current claims in the amount of \$62,519.09, as presented.

**Application for Exemption from 2022 Audit:** Mr. Lange reviewed the Application with the Board. Following review, upon a motion duly made by Director Butcher, seconded by Director Cameron and, upon vote, unanimously carried, the Board ratified approval of the Application for Exemption from 2022 Audit.

### LEGAL MATTERS

Attorney Dykstra provided a legislative update. Discussed ensued.

### MANAGERS MATTERS

**Landscape proposal from BrightView Landscape Services for tree replacements along Technology Court in the amount of \$6,550.91:** Ms. Baptist reviewed the proposal with the Board. Director Butcher asked about the warranty status. Ms. Baptist will confirm. This item was deferred.

### OTHER BUSINESS

**Schedule date and time for the annual meeting:** Attorney Dykstra and Ms. Baptist reviewed the annual meeting requirements with the Board. It was determined that an annual meeting is not necessary.

**Date and time for the public hearing adopting the 2024 budget:** The Board determined to hold the public hearing on November 8<sup>th</sup> at 1:30 p.m.

**CDPHE testing:** Attorney Dykstra and Ms. Baptist reviewed the testing with the Board. Attorney Dykstra asked for Board direction to confirm the locations owned by the Districts and to express concerns with CDPHE regarding the project. Following discussion, the Board directed legal and management to proceed with dialogue with CDPHE regarding questions and concerns.

## RECORD OF PROCEEDINGS

---

**Board Vacancies:** Director Butcher asked about the appropriateness of appointments to fill the vacancies on the Board. Mr. Sommariva will provide confirmation of property ownership and qualifications to Attorney Dykstra.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Cameron, the Board adjourned the meeting at 1:01 p.m.

Respectfully submitted,

DocuSigned by:  
By:   
25ABAF7570F0473...  
Secretary for the Meeting

**Certificate Of Completion**

Envelope Id: 66CEC3AA67404FBC8A7DE27CE8281C24	Status: Completed
Subject: Patriot Park MD 1 : Minutes 09-13-2023 (PPMD1) final.pdf, PPMD1 - 2024 Administrative Matte...	
Client Name: Patriot Park MD 1	
Client Number: A252419-OS05-2023	
Source Envelope:	
Document Pages: 22	Signatures: 10
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Kathy Suazo
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Kathy.Suazo@claconnect.com
	IP Address: 24.9.186.151

**Record Tracking**

Status: Original	Holder: Kathy Suazo	Location: DocuSign
11/12/2023 1:48:32 PM	Kathy.Suazo@claconnect.com	

**Signer Events**

Sam Cameron  
 sam@thrivecommercialpartners.com  
 President  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 E75FB43259D1465...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 65.141.85.122

**Timestamp**

Sent: 11/12/2023 2:02:13 PM  
 Viewed: 11/13/2023 10:31:04 AM  
 Signed: 11/13/2023 10:31:20 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 11/13/2023 10:31:04 AM  
 ID: 22c0daab-9247-4081-b3aa-eb3e3b0bfc86

Kevin Butcher  
 kevin@stratagrpco.com  
 Manager  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 25ABAF7570F0473...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 96.81.58.129

Sent: 11/13/2023 10:31:22 AM  
 Viewed: 11/15/2023 10:29:19 AM  
 Signed: 11/15/2023 10:29:35 AM

**Electronic Record and Signature Disclosure:**  
 Accepted: 11/15/2023 10:29:19 AM  
 ID: 59175e0b-9c05-4193-8232-ccbab35af26e

Jonathan Oltman  
 jonathan.oltman@brightview.com  
 Associate Account Manager  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 408CB4584A98477...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 24.8.3.157

Sent: 11/15/2023 10:29:38 AM  
 Viewed: 11/15/2023 12:31:53 PM  
 Signed: 11/20/2023 12:08:09 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 11/15/2023 12:31:53 PM  
 ID: cc9c47da-dbd7-4743-984d-650f66b3420a

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
---------------------------	--------	-----------

Carbon Copy Events	Status	Timestamp
--------------------	--------	-----------

Katie Stahl kstahl@spencerfane.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	<b>COPIED</b>	Sent: 12/20/2023 3:42:04 PM Viewed: 12/20/2023 3:49:12 PM
---	---------------	--

Record Retention SDRecordsRetention@claconnect.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Accepted: 10/5/2023 9:27:44 AM ID: 2eeab7cf-9041-488d-bed0-8baedf289723	<b>COPIED</b>	Sent: 12/20/2023 3:42:05 PM Viewed: 12/28/2023 1:36:59 PM
---	---------------	--

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
-------------------------	--------	------------

Envelope Sent	Hashed/Encrypted	11/12/2023 2:02:13 PM
Envelope Updated	Security Checked	12/20/2023 3:42:04 PM
Envelope Updated	Security Checked	12/20/2023 3:42:04 PM
Certified Delivered	Security Checked	11/15/2023 12:31:53 PM
Signing Complete	Security Checked	11/20/2023 12:08:09 PM
Completed	Security Checked	12/20/2023 3:42:05 PM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact CliftonLarsonAllen LLP:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

#### **To advise CliftonLarsonAllen LLP of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from CliftonLarsonAllen LLP**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with CliftonLarsonAllen LLP**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.