

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

PARKDALE COMMUNITY AUTHORITY &  
PARKDALE METROPOLITAN DISTRICT NOS. 1-3

Held: Wednesday, June 16, 2021, at 11:00 a.m. via  
teleconference.

Due to the threat posed by the COVID-19 coronavirus, this  
meeting was held via teleconference.

**Attendance**

A joint special meeting of the Boards of Directors of Parkdale Metropolitan District Nos. 1-3 (individually, “District No. 1”, “District No. 2”, “District No. 3”, and collectively, the “Districts”) and Parkdale Community Authority (“Authority”) was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Boards & Authority, were in attendance:

Parkdale Metropolitan District Nos. 1-3:

Christian Matt Janke  
Matthew Cavanaugh  
C. Regan Hauptman  
Corey Elliott  
Chris Elliott

Parkdale Community Authority:

Christian Matt Janke (District No. 1 Member)  
Chris Elliott (District No. 2 Member)  
Corey Elliott (District No. 3 Member)

Also present: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, General Counsel to the Districts and Authority; Gigi Pangindian and Joyce Stiles, CliftonLarsonAllen, LLP, Districts and Authority Accountants; and Sarah Hunsche, E5X, Developer.

**Call to Order**

It was noted that a quorum of the Boards and a quorum of the Authority were present, the joint meeting was formally called to order.

**Conflict of Interest  
Disclosures**

Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of

potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards and Authority at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards and the Authority. Ms. Murphy inquired into whether members of the Boards and Authority 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 participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards and the Authority to act.

**Joint Meetings**

The Authority and the Districts are meeting in a joint meeting. Unless otherwise noted below, and as applicable, the matters set forth below shall be deemed to be the actions of the Authority and the Districts collectively.

**Approval of Agenda**

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

**Public Comment**

None.

**Consent Agenda**

Ms. Murphy reviewed the items on the consent agenda with the Boards and the Authority. Ms. Murphy advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved and/or ratified:

- a. Minutes from May 27, 2020 Special Meeting; and
- b. Project Fund Requisition No. 1 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds, (Authority).

**Legal Matters**

Consider Engagement of Spencer Fane as Special Counsel to the District (District No. 1)

Ms. Murphy presented the Board of the District No. 1 with the Engagement of Spencer Fane as Special Counsel. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the engagement letter.

Consider Adoption of Resolution of Necessity for

Ms. Murphy presented the Board of District No. 1 with a Resolution of Necessity for the Acquisition of Real Property

the Acquisition of Real Property owned by William M. Waneka (District No. 1)

owned by William M. Waneka. Following discussion, upon a motion duly made and seconded, Board of District No. 1 unanimously adopted the resolution.

Consider Approval of Engagement of Foster Valuation Company LLC to Prepare Property Appraisal (District No. 1)

Ms. Murphy presented the Board of the District No. 1 with the Engagement of Foster Valuation Company LLC to Prepare Property Appraisal. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the engagement letter.

### **Financial Matters**

Consider Approval of Cash Position and Ratification of Claims (Authority)

Ms. Stiles presented the Board of the Authority with the Schedule of Cash Position dated March 31, 2021, updated June 15, 2021. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously accepted the schedule of cash position.

Consider Adoption of Acceptance Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement with OEO, LLC

Ms. Stiles presented the Board of the Authority with the Acceptance Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement with OEO, LLC. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously adopted the resolution.

Consider Approval of Project Fund Requisition No. 5 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds, (Authority)

Ms. Stiles presented the Board of the Authority with Project Fund Requisition No. 5 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved Requisition No. 5 in the amount of \$903,812.42 to OEO, LLC.

Other Financial Matters

None.

### **Other Business**

None.

### **Adjournment**

There being no further business to come before the Boards and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

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

Christopher Elliott  
Christopher Elliott (Jul 21, 2021 17:43 MDT)

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Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 21st day of July, 2021.