

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARDS
OF DIRECTORS

OF THE

CASTLEVIEW METROPOLITAN DISTRICT NOS. 1 & 2

Held: August 26, 2021, at 1:00 P.M.

ATTENDANCE

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

Tanya Alpert
Michael Alpert
Neill Alpert
Harvey Alpert
Rodney Alpert

Also present were: Jennifer Gruber Tanaka, Esq., and Audrey G. Johnson, Esq., WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, District general counsel; and Kimberly Johanns, Simmons & Wheeler, District accountant.

**ADMINISTRATIVE
MATTERS**

Call to Order

The meeting was called to order.

Declaration of Quorum and
Confirmation of Director
Qualifications

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

Reaffirmation of Disclosures
of Potential or Existing
Conflicts of Interest

Ms. Tanaka advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. 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. Ms. Tanaka noted that a quorum was present and inquired into whether members of the Board 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 Castleview Metropolitan District Nos. 1 and 2, collectively.

Approval of Agenda Ms. Tanaka presented the Boards with the agenda for the meeting. Upon motion of Mr. R. Alpert, seconded by Ms. Alpert, the Boards unanimously approved the agenda as presented.

PUBLIC COMMENT None.

CONSENT AGENDA MATTERS The Board was presented with the consent agenda items. Upon motion of Mr. R. Alpert, seconded by Ms. Alpert, the Boards unanimously took the following actions:

- a. Approved the Minutes from the November 11, 2020 Special Meeting
- b. Approved the Payment of Claims as of August 26, 2021 (\$15,965.65) (District No. 1) (\$19,157.64) (District No. 2)
- c. Adopted Resolution No. 2021-08-01: Joint Resolution Designating the Location of Regular Meetings
- d. Ratified the Market Study with Zonda Advisory for General Obligation Bonds, Series 20201A(3) (District No. 1)
- e. Ratified the Engagement of D.A. Davidson for General Obligation Bonds, Series 20201A(3) (District No. 1)
- f. Ratified the Engagement of North Slope as Municipal Advisor for General Obligation Bonds, Series 20201A(3) (District No. 1)
- g. Approved the Special Fee Disclosure for WHITE BEAR ANKELE TANAKA & WALDRON for General Obligation Bonds, Series 20201A(3) (District No. 1)
- h. Ratified the Engagement of Haynie & Company for Audit Services (District No. 2)
- i. Ratified Requisition # 2 and # 3 under 2020A(3) Bonds (District No. 2)

FINANCIAL MATTERS

Update on Status of Issuance of Limited Tax Senior Cash Flow Bonds, Series 2021A(3) (District No. 1) Ms. Tanaka reported that the current schedule anticipates issuance of the bonds on October 12, 2021. Ms. Tanaka reported that the Town of Castle Rock reviewed the District’s issuance as required by Town Code and has acknowledged the same. Bond documents have been circulated for review and comment and a special meeting will be scheduled in early September to consider the bond resolution.

2020 Audit (District No. 2) Ms. Johanns presented the Board of District No. 2 with the draft 2020 audit noting that the Auditor is prepared to issue a clean, unmodified opinion, which is the highest opinion that can be obtained.

Upon motion of Mr. R. Alpert, seconded by Ms. Alpert, the Board unanimously accepted the audit and approved the execution of the client representation letter.

LEGAL MATTERS

Consider Approval of Ms. Tanaka presented the Board of District No. 1 with an Infrastructure Acquisition and Reimbursement Agreement with Castleview, LLC (District No. 1)

Upon motion of Mr. R. Alpert, seconded by Ms. Alpert, the Board unanimously approved the agreement.

Insurance Deductible Ms. Tanaka noted that District No. 2 previously accepted Options for Phase 1 & 2 Improvements (District No. 2) ownership of storm sewer and street improvements. In doing so, Ms. Tanaka recommended that the District have property insurance in place for the improvements and presented the Board with several options for the deductible.

Upon motion of Mr. H. Alpert, seconded by Ms. Alpert, the Board unanimously ratified the binding insurance with the \$25,000 deductible.

OTHER BUSINESS

Next Regular Meeting The next meeting is scheduled for November 10, 2021, at 1:00 P.M.

ADJOURNMENT

There being no further business to come before the Board, 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.

Tanya Alpert

Secretary for the District