

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

- Held: Tuesday, February 14, 2017 at 8:30 a.m. at Mulhern MRE, Inc., 2 Inverness Drive East, Suite 200, Englewood, Arapahoe County, Colorado.
- Attendance A regular meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:
- Nancy Bell
Mark Eberly
Bob Koontz
- Also in attendance were Randy Warren and Laurie Tatlock of Mulhern MRE Inc.; Sun Won Hun, a UC Denver student, Andrew Firestine and Neil Marciniak, City of Centennial. Upon motion duly made, seconded and upon vote, the board excused the absences of Don Siecke and Pat Mulhern.
- Administrative The Board reviewed the minutes of the regular meeting held on November 15, 2016. A motion to approve the minutes was presented; it was seconded and, upon vote, was unanimously approved.
- Claims The Board reviewed the list of claims for the period November 15, 2016 through February 10, 2017. Staff explained that check number 3971 payable to CoCal Landscape Services, Inc. should not be approved as they were billing for services that could not have been done due to the Arapahoe Road expansion/construction. Upon motion duly made, seconded and upon vote, the Board approved payment of checks numbered 3972 – 3976.
- Financial Statements The Board reviewed, discussed, and accepted the financial statements for the year ending December 31, 2016.
- Audit Exemption The Board considered a Resolution/Ordinance for Exemption from Audit for the fiscal year ending December 31, 2016. Upon motion duly made, seconded and upon vote, the Board approved the Resolution/Ordinance approving an exemption from audit for fiscal year 2016 for the Southgate at Centennial Metropolitan District.
- City of Centennial Andrew Firestine and Neil Marciniak from the City of Centennial discussed their request for an annual contribution of \$10,000 from the District for pedestrian bridge maintenance costs. The Board discussed, but no action was taken.
- The Board discussed sidewalk plans with the City of Centennial representatives.
- Sun Won Hun, a UC Denver student discussed the redevelopment study that included the Southgate area that he did as his Capstone Project for his Masters’ Thesis. The Board noted that the ownership structure (condominium office parks) might be a challenge for a redevelopment.
- Manager Update Randy Warren updated the Board on the items include in his memo dated February 8, 2017. No Board action was required.

Director Items

None.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, May 9, 2017 at 8:30 a.m. Mulhern MRE, Inc., 2 Inverness Drive East, Suite 200, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Secretary or President of the District

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

Held: Tuesday, May 18, 2017 at 8:30 a.m. at Mulhern MRE, Inc., 188 Inverness Drive West, Suite 150, Englewood, Arapahoe County, Colorado.

Attendance A special meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Nancy Bell
Mark Eberly
Bob Koontz
Pat Mulhern
Don Siecke

Also in attendance were Randy Warren and Laurie Tatlock of Mulhern MRE Inc.

Administrative The Board reviewed the minutes of the regular meeting held on February 16, 2016. A motion to approve the minutes was presented; it was seconded and, upon vote, was unanimously approved.

Claims The Board reviewed the list of claims for the period February 11, 2017 through May 15, 2017. Upon motion duly made, seconded and upon vote, the Board approved payment of checks numbered 3977 and 3978.

Financial Statements The Board reviewed, discussed, and accepted the financial statements for the period ending March 31, 2017.

City of Centennial The Board considered the request from the City of Centennial for an annual contribution of \$10,000 from the District for pedestrian bridge maintenance costs. A motion to approve the annual contribution was made; it was seconded and, upon vote, was unanimously approved.

Randy Warren advised the Board that the City of Centennial had made the commitment to construct a sidewalk on the west side of South Alton Court from Dry Creek Road to South Alton Way.

Manager Update Randy Warren updated the Board on the items include in his memo dated May 17, 2017. No Board action was required.

Director Items Director Siecke asked that the Board discuss their thoughts on what the future of the District looked like. During the discussion, the Board concluded that dissolution of the District should not be considered for now.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, August 11, 2017 at 8:30 a.m. Mulhern MRE, Inc., 188 Inverness Drive West, Suite 150, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Secretary or President of the District

MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF
SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

- Held: Tuesday, August 8, 2017 at 8:30 a.m. at Mulhern MRE, Inc., 188 Inverness Drive West, Suite 150, Englewood, Arapahoe County, Colorado.
- Attendance A special meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:
- Mark Eberly
Pat Mulhern
Director Bob Koontz attended via telephone conference
- A motion to excuse the absences of Director Nance Bell and Director Don Siecke a was presented; it was seconded and, upon vote, was unanimously approved
- Also in attendance were Randy Warren and Laurie Tatlock of Mulhern MRE Inc.
- Administrative The Board reviewed the minutes of the special meeting held on May 18, 2016. A motion to approve the minutes was presented; it was seconded and, upon vote, was unanimously approved.
- Claims The Board reviewed the list of claims for the period May 16, 2017 through July 31, 2017. Upon motion duly made, seconded and upon vote, the Board approved payment of checks numbered 3979 through 3983.
- Financial Statements The Board reviewed, discussed, and accepted the financial statements for the period ending June 30, 2017.
- Manager Update Randy Warren updated the Board on the landscape cleanup that will be completed in the South Alton Court median just north of Dry Creek Road
- Director Items None.
- Adjournment Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, November 14, 2017 at 8:30 a.m. Mulhern MRE, Inc., 188 Inverness Drive West, Suite 150, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Secretary or President of the District

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT

Held: Tuesday, November 14, 2017 at 8:30 a.m. at Mulhern MRE, Inc., 188 Inverness Drive West, Suite 150, Englewood, Arapahoe County, Colorado.

Attendance

A regular meeting of the Board of Directors of the Southgate at Centennial Metropolitan District of Arapahoe County, Colorado, was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Nancy Bell
Mark Eberly
Bob Koontz

Also in attendance were Randy Warren and Laurie Tatlock of Mulhern MRE Inc. Upon motion duly made, seconded and upon vote, the board excused the absences of Pat Mulhern and Don Siecke.

Administrative

The Board reviewed the minutes of the regular meeting held on October 11, 2017. A motion to approve the minutes was presented; it was seconded and, upon vote, was unanimously approved.

The Board reviewed a proposal to renew the Management Agreement with Mulhern MRE, Inc for 2018. A motion to approve the Agreement was presented; it was seconded and, upon vote, was approved.

After review and discussion, upon motion duly made, seconded, upon vote, carried, the Board approved adoption of the 2018 Election Resolution.

The Board considered a Resolution concerning 2018 Annual Administrative Matters. Following discussion, upon motion duly made, seconded and, upon vote, unanimously carried the Resolution concerning 2018 Annual Administrative Matters was approved.

Claims

The Board reviewed the list of claims for the period August 1, 2017 through November 10, 2017. Upon motion duly made, seconded and upon vote, the Board approved payment of checks numbered 3986-3994.

Budget Hearing

The Board convened a public hearing to consider and adopt the 2018 Budget, appropriate sums of money and authorized the certification of the tax levy. There were no members of the public present. The public hearing was closed. The Board reviewed the proposed 2018 Budget. Randy Warren recommended a temporary mill levy reduction, due to the increased assessed valuation. Noting the modifications discussed and that there will be minor modifications when final assessment numbers are certified by Arapahoe County, upon motion duly made, seconded and unanimously carried, the Board approved the 2018 Budget, appropriated sums of money and authorized the certification of the tax levy at .8 mills.

Project and
Information Updates

Randy Warren updated the Board on the status of the pedestrian bridge. The Board discussed the possibility of sidewalk construction and pedestrian improvements throughout the District.

Director Items

Mark Eberly asked that staff work with Centennial on sidewalk planning and discuss a District contribution toward striping for pedestrian safety.

Adjournment

Upon motion duly made and seconded, the meeting was adjourned. The next regular meeting of the Board is scheduled for Tuesday, February 13, 2018 at 8:30 a.m. Mulhern MRE, Inc., 188 Inverness Drive West, Suite 150, Englewood, Colorado. The foregoing constitutes the true and correct minutes of the above-referenced meeting.

Secretary or President of the District