

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WESTERLY CREEK METROPOLITAN DISTRICT

Held: Wednesday, July 15, 2020 at 8:00 A.M. held at via Zoom Conferencing at 669-900-9128; meeting ID: 959 9571 6780 Password: 293582.

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Health and Environment (CDPHE), and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

ATTENDANCE

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

Justin Ross
Tom Downey
Katie Dell
Dave Ungemah
Tim Thornton

Also present were:

- Megan J. Murphy, Esq. and Jennifer Tanaka, Esq., WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, District General Counsel;
- John Simmons, Simmons and Wheeler, P.C., District Accountant;
- John Moye, Director from Park Creek Metropolitan District;
- Shannon Gifford, City and County of Denver Mayor's Office;
- Kristin Rozansky, Colorado Department of Local Affairs; and
- Bill Fulton, Member of the Public.

ADMINISTRATIVE MATTERS

Call to Order

Director Ross noted that a quorum of the Board was present and called the meeting to order.

Declaration of Quorum and Confirmation of Director Qualifications A quorum for the Board was confirmed present and the director's qualifications to serve were also confirmed.

Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. 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 Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy 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 participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda The Board reviewed the proposed agenda for the meeting. Following discussion, upon motion by Mr. Ungemah and seconded by Mr. Downey, the Board unanimously approved the agenda.

PUBLIC COMMENT None.

CONSENT AGENDA Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made by Ms. Dell and seconded by Mr. Ungemah, the following items on the consent agenda were unanimously approved, ratified and adopted:

- a. Minutes from June 17, 2020, Special Meeting
- b. Ratification of Client Representation Letter

SDC UPDATE
Updates from SDC This item was deferred.

**MATTERS RELATED TO
PARK CREEK
METROPOLITAN
DISTRICT**

Update from Park Creek Metropolitan District This item was deferred.

Discuss Volunteers for Attendance at Next Park Creek Metropolitan District Meeting Ms. Murphy noted that the next PCMD meeting is on July 23, 2020 at 9:00 a.m. Ms. Dell volunteered to attend.

LEGAL MATTERS None.

FINANCIAL MATTERS

Discuss Control Over Mill Levy Funds This item was deferred.

Ratification of Checks Mr. Simmons presented checks, 5003-5005 in the total of \$7,313,71 for ratification. Following discussion, upon motion duly made by Mr. Ungemah and seconded by Ms. Dell, the Board unanimously ratified the checks.

Acceptance of 2019 Audit and Approval of Client Representation Letter Mr. Simmons presented the 2019 Audit to the Board for review. It was noted that all comments had been incorporated and a clean opinion was received. Following review, upon motion duly made by Ms. Dell and seconded by Mr. Downey, the Board unanimously accepted the 2019 Audit.

EXECUTIVE SESSION

Regarding receiving legal advice pursuant to § 24-6-402(4)(b), C.R.S. as it relates to SDC reduced operations plan and Intergovernmental Financing and Construction Agreement with PCMD and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S. Upon motion of Ms. Dell, and upon an affirmative vote of at least two-thirds of the quorum present, the Board entered in executive session at 8:30 A.M. for the purpose of obtaining legal advice related to the SDC Reduced Operations Plan and Intergovernmental Financing and Construction Agreement with PCMD pursuant to Section 24-6-402(4)(b), C.R.S.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

The Board reconvened in regular session at 9:02 A.M.

OTHER BUSINESS

Ms. Dell directed legal counsel to update all documents on the District's website.

Next Meeting

The next regular meeting of the District is scheduled for October 21, 2020.

ADJOURNMENT

There being no further business to come before the Board, upon motion, second and unanimously carried, the Board determined to adjourn the meeting.

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

Tom Downey

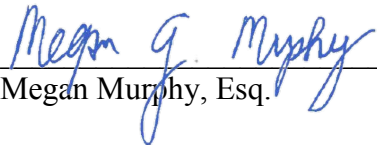
Tom Downey (Aug 19, 2020 20:42 MDT)

Secretary for the District

The foregoing minutes were approved by the Board of Directors on the 19th day of August, 2020.

**ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION**

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Westerly Creek Metropolitan District, I attended the executive session at a special meeting of Westerly Creek Metropolitan District convened at 8:30 A.M. on July 15, 2020 for the sole purpose of discussing the SDC reduced operations plan and Intergovernmental Financing and Construction Agreement with PCMD as authorized by Section 24-6-402(4)(b), C.R.S.. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.



Megan Murphy, Esq.

2020-07-15 Special

Final Audit Report

2020-08-20

Created:	2020-08-19
By:	Andie Eckstrum (aeckstrum@wbapc.com)
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-  Document created by Andie Eckstrum (aeckstrum@wbapc.com)
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-  Document emailed to Tom Downey (tdowney@irelandstapleton.com) for signature
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