

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WESTERLY CREEK METROPOLITAN DISTRICT

Held: Wednesday, February 16, 2021 at 8:00 A.M. held via Zoom Conferencing at 720-707-2699; meeting ID: 811 1552 5237 Password: 906600.

ATTENDANCE

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

Tim Thornton, - Arrived at 8:12 a.m.
Kristin Rozansky,
Dave Ungemah,
Justin Ross;

Also present were:

- Megan J. Murphy, Esq., WHITE BEAR ANKELE TANAKA & WALDRON, Attorneys at Law, District General Counsel;
- John Simmons, Simmons & Wheeler, District Accountant;
- Marcus Lock, Esq., Law of the Rockies;
- Jan Biever, Stapleton Development Corporation;
- Shannon Gifford, City and County of Denver Mayor's Office; and
- Shalise Hudley-Harris.

ADMINISTRATIVE MATTERS

Call to Order

Ms. Murphy 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. Ross the Board unanimously approved the agenda as amended.

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 Mr. Ungemah and seconded by Mr. Ross, the following items on the consent agenda were unanimously approved, ratified and adopted:

- a. Minutes from November 8, 201 Special Meeting;
- b. Minutes from December 15, 2021 Special Meeting;
- c. Resolution Designating the District's 24-Hour Posting Location; and
- d. Claims in the amount of \$36,109.01

EXECUTIVE SESSION

Regarding receiving legal advice as it relates to SDC Reduced Operations Plan and Intergovernmental Financing and Construction Agreement with Park Creek Metropolitan District and pursuant to § 24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing

Upon motion of Ms. Rozansky seconded by Mr. Ungemah, and upon an affirmative vote of at least two-thirds of the quorum present, the Board entered in executive session at 8:06 A.M. for the purpose of obtaining legal advice related to the SDC Reduced Operations Plan and Intergovernmental Financing and Construction Agreement with Park Creek Metropolitan District pursuant to Section 24-6-402(4)(e), 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

strategy for negotiations, instructing negotiators pursuant to § 24-6-402(4)(e), C.R.S.

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 8:28 A.M. No action was taken.

MATTERS RELATED TO STAPLETON DEVELOPMENT CORPORATION

Updates from SDC

The Board deferred this agenda item.

MATTERS RELATED TO PARK CREEK METROPOLITAN DISTRICT

Update from Park Creek Metropolitan District

None.

Consider Approval of Letter Agreement with Park Creek Metropolitan District

The Board deferred this agenda item.

Consider Approval of Letter Agreement with Brookfield Properties

The Board deferred this agenda item.

Consider Approval of Letter Agreement with SDC

The Board deferred this agenda item.

OTHER BUSINESS


Next Meeting

April 20, 2022

ADJOURNMENT

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

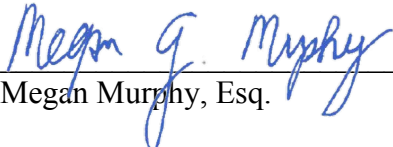
The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.


David Ungemah (Mar 28, 2022 14:11 MDT)
Secretary for the District

The foregoing minutes were approved by the Board of Directors on the 23rd day of March, 2022.

**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 8:06 A.M. on February 16, 2022 for the sole purpose of discussing the SDC Reduced Operations Plan and Intergovernmental Financing and Construction Agreement with Park Creek Metropolitan District 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.