

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: January 17, 2025 at 6:00 pm
Cherry Hills Country Club, 4125 South University Boulevard
Cherry Hills Village, CO

ATTENDEES

Directors present:

Joel Christensen, Charles Davis, Thomas Morton, Brett Stone and Bill Woodward.

Others present:

Luis Tovar, Laurie Tatlock, with Mulhern MRE, Inc.; Erin Smith and Alicia Garcia with Maynes Bradford Shipps & Sheftel, LLP, and guests; Liz Davis, John Tatlock, Lynn Christensen, Kristi Tovar, Pam Stone, Al and Debbie Colussy, Rick Poppe, Jana Edwards, Pat and Peg Mulhern and Laura Woodward.

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

INVERNESS DINNER

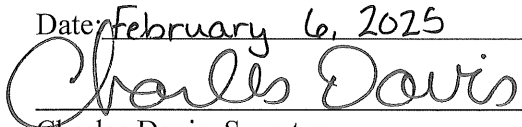
There were no Board actions.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, February 6, 2025, at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date February 6, 2025


Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: February 6, 2025 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, Tom Morton, Charles Davis, and Bill Woodward.

Others present in person:

Luis Tovar, Laurie Tatlock, Clay Boelz, Enika Stasko, and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP. Kim Crawford with Butler Snow LLP attended via electronic device.

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. After Board discussion, the decision was made to remove item IV from the agenda. Upon motion duly made by Director Morton, seconded by Director Stone and upon unanimous vote, the revised agenda was approved.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the December 5, 2024 and January 17, 2025 meetings, the investments and bank accounts as of December 31, 2024, the disbursements from November 26, 2024 through January 29, 2025, and acceptance of financial statements through December 31, 2024.

Following Board discussion and upon motion duly made by Director Stone, seconded by Director Woodward and upon vote, the minutes from the December 5, 2024 and January 17, 2025 meetings were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements with the Board.

Following Board discussion and upon motion duly made by Director Davis, seconded by Director Stone, the Board unanimously approved the consent agenda and ratified the investments and disbursements.

Enika Stasko reviewed the financial statements with the Board and addressed Board questions.

Following Board discussion and upon motion duly made by Director Morton, seconded by Director Stone, the Board unanimously approved the financial statements.

CONSIDER SERVICE AGREEMENT WITH ECHELON AT COUNTY LINE, LLC

Luis Tovar reviewed the terms of the Service Agreement with Echelon at County Line, LLC, and addressed Board questions.

Following Board discussion and upon motion duly made by Director Morton, seconded by Director Christensen, the Service Agreement with Echelon at County Line, LLC was approved.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, April 4, 2025 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: 4/3/2025
Charles Davis
Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: March 13, 2025 at 1:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, Tom Morton, Charles Davis, and Bill Woodward.

Others present in person:

Luis Tovar, Laurie Tatlock, and Clay Boelz, with Mulhern MRE, Inc. attended in person; Alex Bullock with Wenk Associates, Inc. attended via electronic device.

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Upon motion duly made, seconded and upon unanimous vote, the agenda was approved as presented.

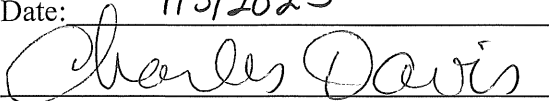
COUNTY LINE PROJECT UPDATES

Alex Bullock reviewed the project updates with the Board and addressed Board questions. There was no Board action taken at this time.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, April 4, 2025 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: 4/3/2025

Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: April 3, 2025 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, Tom Morton, Charles Davis, and Bill Woodward.

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP. Clay Boelz with Mulhern MRE, Inc. attended via telephone.

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Upon motion duly made by Morton, seconded by Director Woodward and upon unanimous vote, the agenda was approved as presented.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the February 6, 2025 and March 13, 2025 meetings, the investments and bank accounts as of February 28, 2025, the disbursements from January 30, 2025 through March 21, 2025, and acceptance of financial statements through February 28, 2025.

Following Board discussion and upon motion duly made by Director Morton, seconded by Director Woodward and upon vote, the minutes from the February 6, 2025 and March 13, 2025 meetings were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements with the Board.

Following Board discussion and upon motion duly made by Director Christensen, seconded by Director Davis, the Board unanimously approved the consent agenda and ratified the investments and disbursements.

Enika Stasko reviewed the financial statements with the Board and addressed Board questions.

Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Stone, the Board unanimously accepted the financial statements.

CONSIDER RESOLUTION TO CREATE CONSERVATION TRUST FUND

Laurie Tatlock discussed the benefits of creating a Conservation Trust Fund for the district. Following Board discussion and upon motion duly made by Director Morton, seconded by Director Davis, the Board unanimously approved the resolution to create a conservation fund.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

APPROVE/RATIFY CONTRACTS

Luis presented the contract items below for consideration;

- i. John Derry Park Improvements Phase 1
 - a. 30% Landscape Architect Plans & Preliminary Cost Estimate – Wenk & Associates - \$94,000
 - b. Professional Survey Services for Project Design – Galloway - \$35,000
 - c. 30% Civil Design Services & Preliminary Cost Estimate – MMRE - \$63,000

Total: \$192,000

Upon motion duly made by Director Davis, seconded by Director Woodward, and upon vote the Board unanimously approved the contracts items.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, June 5, 2025 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: 6/5/2025

Brett B. Stone

Brett Stone, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: June 5, 2025 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, Tom Morton, and Bill Woodward.

Upon motion duly made, seconded and unanimously carried, Charles Davis's absence was excused.

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, Clay Boelz and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Upon motion duly made by Director Stone, seconded by Director Morton and upon unanimous vote, the agenda was approved as presented.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the April 3, 2025 meeting, the investments and bank accounts as of April 30, 2025, the disbursements from March 21, 2025 through May 23, 2025, and acceptance of financial statements through April 30, 2025.

Following Board discussion and upon motion duly made by Director Morton, seconded by Director Stone and upon vote, the minutes from the February 6, 2025 and March 13, 2025 meetings were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements with the Board.

Following Board discussion and upon motion duly made by Director Stone, seconded by Director Morton, the Board unanimously approved the consent agenda and ratified the investments and disbursements.

Enika Stasko reviewed the financial statements with the Board and addressed

Board questions.

Following Board discussion and upon motion duly made by Director Christensen, seconded by Director Woodward, the Board unanimously accepted the financial statements.

The Board considered the Audit Extension Request form. After discussion and upon motion duly made by Director Morton, seconded by Director Woodward, the Board unanimously approved submitting the Audit Extension Request Form.

BOARD OFFICER ELECTIONS

The Board considered the following slate of officers. President, Joel Christensen; Treasurer, Charles Davis; Secretaries, Tom Morton, Bill Woodward, and Brett Stone. Upon motion duly made, seconded and unanimously carried, the following slate of officers as elected. President, Joel Christensen; Treasurer/Secretary, Charles Davis; Assistant Secretaries, Tom Morton, Bill Woodward, and Brett Stone.

DISCUSSION: VALLAGIO AT INVERNESS - TRACTS B & C

Luis Tovar updated the Board on ownership and maintenance of Tracts B & C at the corner of Inverness Drive West and East Dry Creek Road. The Vallagio HOA has proposed deeding the tracts to the District.

After Board discussion, Director Morton made a motion to pursue title to the tracts. Director Woodward seconded the motion, and upon vote, the Board unanimously approved the motion to pursue the title for the tracts.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

The Board was briefed on the County Line Road changes and the signage that Douglas County will be requiring.

APPROVE/RATIFY CONTRACTS

Luis Tovar presented the contract items below for consideration;

- i. Concrete Flat Work Repairs – Sidewalk Replacement – Chavez Construction - \$88,000
- ii. Concrete Flat Work Repairs – Box Culvert – Chavez Construction - \$26,500
- iii. Concrete Flat Work Repairs – Bid Documents and Services - MMRE - \$6,200
- iv. John Derry Park Upgrades – MMRE – Not-to-Exceed \$10,000
- v. Dry Creek Road Improvements – Project Review Fees – Denver Water - \$1,140
- vi. Dry Creek Road Improvements – Emergency Repair – C&L Water Solutions - \$35,930
- vii. Dry Creek Road Improvements – Civil Engineering – MMRE - \$18,035

Total: \$231,525

Upon motion duly made by Director Woodward, seconded by Director Stone, and upon vote the Board unanimously approved the contracts items i-iv and viii, and ratified the contracts items v-vii.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, August 7, 2025 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: August 7, 2025
Charles Davis
Charles Davis, Secretary

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: August 7, 2025 at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, Tom Morton, Chalres Davis and Bill Woodward.

Others present in person:

Luis Tovar, Laurie Tatlock, Enika Stasko, Clay Boelz and Becca Haines with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Luis Tovar asked that item IV, 2026 Draft Budget, be removed from the agenda. Upon motion duly made by Director Morton, seconded by Director Stone and upon unanimous vote, the revised agenda was approved.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the June 5, 2025 meeting, the investments and bank accounts as of June 30, 2025, the disbursements from May 24, 2025 through July 25, 2025, and acceptance of financial statements through June 30, 2025.

Following Board discussion and upon motion duly made by Director Stone, seconded by Director Davis and upon vote, the minutes from the June 5, 2025 meeting were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements with the Board.

Following Board discussion and upon motion duly made by Director Morton, seconded by Director Davis, the Board unanimously approved the consent agenda and ratified the investments and disbursements.

Enika Stasko reviewed the financial statements with the Board and addressed Board questions.

Following Board discussion and upon motion duly made by Director Morton, seconded by Director Stone, the Board unanimously accepted the financial statements.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

ADJOURNMENT

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The next regular meeting is scheduled for Thursday, October 2, 2025 at 3:00 p.m. at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: 10/3/25

Bill Woodward

Bill Woodward, Secretary