

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
PARKER HOMESTEAD METROPOLITAN DISTRICT
(THE “DISTRICT”) HELD
JUNE 5, 2024**

A regular meeting of the Board of Directors of the Parker Homestead Metropolitan District (referred to hereafter as “**Board**”) was duly held on Wednesday, June 5, 2024, at 2:30 p.m. This District Board meeting was held via Zoom teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James (“Jim”) E. Marshall, President
Thomas J. Brinkman II, Treasurer
Lisa S. Brinkman, Assistant Secretary (for a portion of the meeting)
Shelly Marshall, Assistant Secretary (for a portion of the meeting)

Also In Attendance Were:

Suzanne Meintzer, Esq., Tim O’Connor, Esq. and Lisa Jacoby; McGeady Becher P.C.
Eric Weaver and Cheri Curtis; Marchetti & Weaver, LLC

Public In Attendance Were:

Mike Sudia; Board Candidate
Betty Caveny

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Ms. Jacoby confirmed a quorum was present. Ms. Jacoby requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Ms. Jacoby noted that conflict disclosure statements were filed for all Directors by the statutory deadline with the Secretary of State. No additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Agenda:

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman, and upon vote unanimously carried, the agenda was approved, as amended.

Meeting Location and Posting of Meeting Notice:

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting and determined to hold this meeting in person at the location noted above. Ms. Jacoby confirmed that notice was duly posted and that no objections to the manner of meeting by taxpaying electors within the District boundaries were received.

Designation of 24-Hour Posting Location:

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director. T. Brinkman, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District’s website at: <https://parkerhomesteadmd.colorado.gov/> or if posting on the website is unavailable, notice will be posted on a light post at the northeast corner of Heirloom Parkway and Melco Avenue.

Consider Appointment of Eligible Elector:

The Board considered appointment of eligible elector Michael Sudia, to the Board of Directors.

Following discussion, and upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman, and upon vote unanimously carried, the Board appointed Michael Sudia to the Board of Directors. The Oath of Director was administered.

Appointment of Officers:

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director J. Marshall, and upon vote unanimously carried, the following slate of officers was appointed:

James (“Jim”) E. Marshall:	President
Thomas J. Brinkman II:	Treasurer
Lisa S. Brinkman:	Assistant Secretary
Shelly Marshall:	Assistant Secretary
Michael Sudia:	Assistant Secretary

Public Comment:

Ms. Caveny offered her congratulations to Mr. Sudia as the newly appointed Board Member.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda.

- October 3, 2023 Statutory Annual Meeting Minutes.
- October 10, 2023 Regular Meeting Minutes.
- Updated Eligible Governmental Entity Agreement between the District and the Statewide Internet Portal Authority.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman, and upon vote unanimously carried, the Board approved or ratified, as appropriate, the items on the Consent Agenda.

FINANCIAL MATTERS

Payment of Claims:

The Board considered ratifying the approval of the payment of claims for the period ending May 31, 2024, totaling \$641,289.17.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by Director S. Marshall, and upon vote unanimously carried, the Board ratified approval of the payment for the period ending May 31, 2024, totaling \$641,289.17.

Unaudited Financial Statements:

Mr. Weaver reviewed with the Board the unaudited financial statements through the period ending April 30, 2024. Mr. Weaver noted that the Financial Statements include a draft 2025 Budget.

Following review and discussion, upon motion duly made by Director T. Brinkman, seconded by Director S. Marshall, and upon vote unanimously carried, the Board accepted the unaudited financial statements through the period ending April 30, 2024.

Developer Reimbursement:

The Board discussed a potential reimbursement to Parker Homestead Investments, LLC (the “Developer”) under the Project Facilities Acquisition and Reimbursement Agreement (the “PFARA”). Following review and discussion, upon motion duly made by Director J. Marshall, seconded by Director T. Brinkman, and upon vote unanimously carried, and authorized a reimbursement payment of \$185,000 to the Developer under the PFARA.

2023 Audit:

Mr. Weaver reviewed with the Board the 2023 Audit. Following review and discussion, upon motion duly made by Director T. Brinkman, seconded by Director S. Marshall, and upon vote unanimously carried, the Board approved 2023 Audit and authorized execution of the Representations Letter and filing of the Audit.

Scheduling of Public Hearing on 2025 Budget:

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Hanson, and upon vote unanimously carried, the Board determined to set the Public Hearing to adopt the 2025 Budget for October 9, 2024, at 2:35 p.m., to be held via Zoom.

Scheduling of Statutory Annual (“Town Hall”) Meeting:

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Hanson, and upon vote unanimously carried, the Board determined to schedule the Statutory Annual Meeting for October 9, 2024, at 2:30 p.m., to be held via Zoom.

LEGAL MATTERS

2024 Legislation:

Attorney Meintzer summarized the 2024 Legislation that may impact the District.

House Bill 24-1302:

Attorney Meintzer related that House Bill 24-1302 requires the District to provide additional information to the County at the time it certifies its mill levies.

House Bill 24-1454:

Attorney Meintzer related that House Bill 24-1454 extends the deadline for the District to ensure its website accessibility.

Following discussion, upon motion duly made by Director T. Brinkman, seconded by S. Marshall, and upon vote unanimously carried, the Board authorized necessary actions in connection with website accessibility, appointed Ms. Jacoby as its accessibility officer, authorized an Accessibility Statement posted to the website and maintenance of a quarterly accessibility report.

Senate Bill 24-233:

Attorney Meintzer related that Senate Bill 24-233 adjusted the assessment ratio for residential property.

OTHER MATTERS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By: *Lisa Jacoby*
Secretary for the Meeting