

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE YORK STREET METROPOLITAN DISTRICT HELD JULY 23, 2021

The special meeting of the Board of Directors of the York Street Metropolitan District (referred to hereafter as the “Board”) was convened on Friday, the 23rd day of July, 2021, at 10:00 A.M., the meeting was held via Zoom video call due to the State of Emergency declared by Governor Polis and Public Health Order 20-23 Implementing Social Distancing Measures, and threat posed by the COVID-19 coronavirus. The meeting was open to the public. The District’s regular meeting location is 1641 California Street, Suite 300, Denver CO 80202.

ATTENDANCE

Directors In Attendance Were:

Blake Carlson
Brian Jumps
Ryan Carlson
Richard Green

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Green and, upon vote, unanimously carried, the absence of Stephanie Reed was excused

Also In Attendance Were:

Matt Cohrs; Special District Management Services, Inc.

Dianne Miller, Esq.; Miller & Associates Law Offices, LLC

Seef Le Roux; CliftonLarsonAllen LLP

Ty Holman; Haynie and Company

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Miller advised the Board that pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act. Written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting.

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ADMINISTRATIVE MATTERS

Agenda: Director Blake Carlson distributed for the Board’s review and approval a proposed Agenda for the special meeting.

Following discussion, upon motion duly made by Director Blake Carlson seconded by Director Jumps and, upon vote, unanimously carried, the Agenda was approved, as amended.

Confirm Location of Meeting/Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's special meeting. It was noted that due to concerns regarding the spread of the COVID-19 and the benefits to the control of the spread of the virus by limiting in-person contact, the District meeting was held and properly noticed to be held via video enabled web conference (Zoom), without any individuals (neither District representatives nor the general public) attending in person. The Board further noted that notice providing the video enabled web conference (Zoom) login/call-in information was duly posted and that they have not received any objections or any requests that the means of hosting the meeting be changed by taxpaying electors within the District’s boundaries.

Minutes: The Board reviewed the Minutes of the November 9, 2020 special meeting.

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Minutes of the November 9, 2020 special meeting were approved, as presented.

FINANCIAL MATTERS

Claims: The Board considered ratifying approval of the payment of claims for the periods ending as follows:

Fund	Period Ending Nov. 19, 2020	Period Ending Dec. 21,2020	Period Ending Jan. 19, 2021	Period Ending Feb 18, 2021
General	\$ 3,575.45	\$ 4,134.58	\$ 1,672.10	\$ 3,353.98
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,575.45	\$ 4,134.58	\$ 1,672.10	\$ 3,353.98

Fund	Period Ending Mar. 24, 2021	Period Ending April 23, 2021	Period Ending May 25, 2021	Period Ending June 22, 2021
General	\$ 1,777.86	\$ 3,915.90	\$ 2,006.57	\$ 3,381.15
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 1,777.86	\$ 3,915.90	\$ 2,006.57	\$ 3,381.15

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Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Mr. LeRoux reviewed with the Board the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021.

Following review and discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps, and upon vote, unanimously carried, the unaudited financial statements for the period ending June 30, 2021 were accepted, as presented.

2020 Audit: Mr. LeRoux reviewed the 2020 draft Audited Financial Statements with the Board.

Following review and discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board approved the 2020 Audited Financial Statements and authorized execution of the Representations Letter.

2022 Budget Preparation: The Board discussed the preparation of the 2022 Budget.

Following discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board appointed of the District Accountant to prepare the 2022 Budget and set the date for the Public Hearing to adopt the 2022 Budget for November 12, 2021 at 10:00 a.m., at Miller & Associates Law Offices, LLC; 1641 California Street, #300, Denver, Colorado.

LEGAL MATTERS

Amended 2021 Annual Administrative Resolution: The Board reviewed the amended 2021 Annual Administrative Resolution.

Following review and discussion, upon motion duly made by Director Blake Carlson, seconded by Director Jumps and, upon vote, unanimously carried, the Board approved the amended 2021 Annual Administrative Resolution.

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OTHER BUSINESS

Infrastructure Acquisition Agreement: Director Blake Carlson requested that Attorney Miller move forward with the termination of Infrastructure Acquisition Agreement.

Following review and discussion, upon motion duly made by Director Green, seconded by Director Jumps and, upon vote, unanimously carried, the Board approved the termination of the Infrastructure Acquisition Agreement, forgiving interest on the developer capital advances.

Online Meetings: Ms. Miller noted that a law was passed to continue doing online meetings. If it's the Boards preference to continue doing so.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Blake Carlson, seconded by Director Green, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____



Secretary