

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE YORK STREET METROPOLITAN DISTRICT HELD JULY 21, 2025

The special meeting of the Board of Directors of the York Street Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, the 21st day of July, 2025, at 10:00 A.M. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Richard Green
Mark Gillis

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

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

Seef Le Roux, CPA and Kirk Valencia; CliftonLarsonAllen LLP

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.

ADMINISTRATIVE MATTERS

Quorum: Ms. Ripko confirmed the presence of a quorum.

Agenda: Ms. Ripko distributed for the Board’s review and approval a proposed Agenda for the special meeting.

Following discussion, upon motion, duly made by Director Green, seconded by Director Gillis and, upon vote, unanimously carried, the Agenda was approved.

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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. This 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.

Designation of 24-hour Posting Location: Following discussion, upon motion, duly made by Director Green, seconded by Director Gillis 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 on the District website at least 24 hours prior to each meeting. If the District website is down a notice shall be posted on a Light pole at the corner of 151st Avenue and Gaylord Street.

Minutes: The Board reviewed the Minutes of the November 7, 2024 regular meeting.

Following discussion, upon motion, duly made by Director Gillis, seconded by Director Green and, upon vote, unanimously carried, the Board approved the Minutes of the November 7, 2024 regular meeting were approved.

May 6, 2025 Regular Election: Ms. Ripko discussed the results of the May 6, 2024 Regular Election. Ms. Ripko noted that Director Gillis was elected to a two-year term.

Appointment of Officers: Upon motion duly made by Director Gillis, seconded by Director Green and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Richard Green
Treasurer	Mark Gillis
Secretary	Peggy Ripko

2025 Special District Association's (SDA) Annual Conference: Ms. Ripko discussed with the Board the 2025 SDA Conference.

Following discussion, upon motion, duly made by Director Gillis, seconded by Director Green and, upon vote, unanimously carried, the Board authorized Director Gillis to attend.

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FINANCIAL MATTERS

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

Fund	Period Ending Nov. 30, 2024	Period Ending Dec. 31, 2024	Period Ending Jan. 31, 2025	Period Ending Feb. 28, 2025
General	\$ 4,861.50	\$ 55,273.11	\$ 45,531.16	\$ 3,939.01
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 4,861.50	\$ 55,273.11	\$ 45,531.16	\$ 3,939.10

Fund	Period Ending March 31, 2025	Period Ending April 30, 2025	Period Ending May 31, 2025	Period Ending June 30, 2025
General	\$ 4,586.58	\$ 1,228.05	\$ 2,050.49	\$ 2,485.38
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 5,586.58	\$ 1,228.05	\$ 2,050.49	\$ 2,485.38

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

Unaudited Financial Statements: The Board reviewed 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, 2025.

Following discussion, upon motion, duly made by Director Green, seconded by Director Gillis and, upon vote, unanimously carried, the unaudited financial statements for the period ending June 30, 2025 were accepted, as presented.

2024 Audit: The Board reviewed the 2024 Audit.

Following discussion, upon motion, duly made by Director Green, seconded by Director Gillis and, upon vote, unanimously carried, the Board approved the 2024 Audit, subject to final review, unmodified opinion and budget amendment.

LEGAL MATTERS

None.


OTHER BUSINESS

None.

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

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Respectfully submitted,

By: 
Secretary