

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DENVER GATEWAY MEADOWS METROPOLITAN DISTRICT HELD SEPTEMBER 18, 2025

A special meeting of the Board of Directors of the Denver Gateway Meadows Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, September 18, 2025, at 12:00 p.m. The District Board meeting was held via teleconference. The meeting was open to the public.

#### ATTENDANCE

##### Directors in Attendance Were:

Megan Waldschmidt, President

Jason Pock, Secretary

Harrison Cohen, Assistant Secretary

Following discussion, upon motion made by Director Waldschmidt, seconded by Director Pock and, upon vote, unanimously carried, the absence of Director Langley was excused.

##### Also, In Attendance Were:

AJ Beckman; Public Alliance LLC

Audrey Johnson, Esq.; WBA, PC

Neil Schilling; Schilling & Company, Inc.

#### ADMINISTRATIVE MATTERS

**Call to Order:** The meeting was called to order at 12:00 p.m.

**Quorum and Director Qualifications:** Attorney Johnson noted that a quorum was present, and the Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Disclosure of Potential or Existing Conflicts of Interest:** Attorney Johnson advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Johnson reported that disclosures for those directors with 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. Attorney Johnson 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.

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**Agenda:** Mr. Beckman presented the Board with the agenda for the meeting.

Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Cohen, and upon vote, unanimously carried, the Board approved the agenda as amended.

**Public Comment:** There were no public comments.

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### **CONSENT AGENDA**

The Board was presented with the consent agenda items. Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Langley, and upon vote, unanimously carried, the Board approved the consent agenda as amended to remove the approval of the Regular Meeting Minutes from July 10, 2025 Regular Meeting and Annual Meeting:

- a. Approval of Claims Payable.
  - b. Accept Schedule of Cash and Investments Positions
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### **FINANCIAL MATTERS**

**2024 Audit:** Mr. Schilling presented the 2024 Audit to the Board.

Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Cohen and, upon vote, unanimously carried, the Board approved the 2024 Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter by the Auditor.

**Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 3 by Schedio Group LLC:** The Board reviewed a Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 3 by Schedio Group LLC.

Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Pock and, upon vote, unanimously carried, the Board adopted the Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 3 by Schedio Group LLC in the amount of \$235,268.25 pursuant to Reimbursement Agreement with Gateway North, LLC.

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### **LEGAL MATTERS**

**Resolution Calling November 4, 2025 Election:** The Board reviewed a Resolution Calling November 4, 2025 Election.

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Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Pock and, upon vote, unanimously carried, the Board adopted the Resolution Calling November 4, 2025 Election.

### OTHER

There were no other matters.

### ADJOURNMENT

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

Respectfully submitted,

Signed by:

*Jason Pock*

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Secretary for the Meeting