

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE DENVER GATEWAY MEADOWS METROPOLITAN DISTRICT HELD NOVEMBER 20, 2025

A regular meeting of the Board of Directors of the Denver Gateway Meadows Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, November 20, 2024, 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
Paige Langley, Treasurer
Harrison Cohen, Assistant Secretary

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.

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.

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

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

Public Comment: There were no public comments.

CONSENT AGENDA

The Board was presented with the consent agenda items. Following discussion, upon motion duly made by Director Waldschmidt, seconded by Director Pock, and upon vote, unanimously carried, the Board approved the consent agenda as presented:

- a. Approved Minutes from July 10, 2025 Regular Meeting and Annual Meeting.
 - b. Approved Minutes from September 18, 2025 Special Meeting.
 - c. Approved Accounts Payable.
 - d. Accepted Financial Statements as of October 31, 2025 and Schedule of Cash position updated October 31, 2025.
 - e. Adopted Amended and Restated Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer.
 - f. Authorized Renewal of District's Insurance and Special District Association Membership for 2026.
 - g. Approved Engagement of Haynie & Company for preparation of 2025 Audit.
 - h. Approved Engagement Letters with Schilling & Co. for 2026 Accounting Services.
 - i. Approved Engagement Letter with WBA, PC for General Counsel Services.
 - j. Ratified Resolution Calling November 4, 2025 Election.
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FINANCIAL MATTERS

2025 Budget Amendment Hearing: It was determined that no amendment to the 2025 Budget was required.

2026 Budget Hearing: The President opened the public hearing to consider the proposed 2026 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2026 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Mr. Schilling reviewed the estimated year-end 2025 revenues and expenditures and the proposed 2026 estimated revenues and expenditures with the Board.

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Following discussion, the Board considered the adoption of the Resolution Adopting Budget, Certifying Mill Levy, and Appropriating Funds Therefor. Upon motion duly made by Director Waldschmidt, seconded by Director Langley and, upon vote, unanimously carried, the Resolution was adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 15, 2025. Mr. Beckman was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2026.

LEGAL MATTERS

2026 Annual Administrative Resolution: The Board reviewed the 2026 Annual Administrative Resolution.

Following discussion, upon motion duly made by Director Pock, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board adopted the 2026 Annual Administrative Resolution.

2026 Regular Meeting Dates: The Board entered into discussion regarding business to be conducted in 2026. Following discussion, the Board determined to meet at 12:00 p.m. on the third Thursday of each month via Zoom.

2026 Annual Meeting and the City and County of Denver Annual Meeting for Property Owners: The Board entered into discussion regarding scheduling the 2026 Annual Meeting and the City and County of Denver Annual Meeting for Property Owners. Following discussion, the Board determined to schedule the 2026 Annual Meeting for January 15, 2026, at 12:00 p.m. via Zoom, and to schedule the City and County of Denver Annual Meeting for Property Owners for November 19, 2026, at 12:00 p.m. via Zoom.

OTHER

There was no other business at this time.

ADJOURNMENT

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

Respectfully submitted,

Signed by:



Secretary for the Meeting