

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”) HELD JANUARY 28, 2025

A Regular Meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 2 (referred to hereafter as “Board”) was convened on Tuesday, January 28, 2025, at 9:30 a.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Charles Church McKay, President
Gregg Bradbury, Treasurer
Steve Nading, Assistant Secretary
Brandon Dooling, Assistant Secretary

Also In Attendance Were:

David Solin and Diana Garcia; Special District Management Services, Inc. (SDMS)

Megan Becher, Esq.; McGeady Becher Cortese Williams P.C.

Joy Tatton; Tatton and Company

Elesha Carbaugh-Gonzalez and Brandon Collins; Independent District Engineering Services, LLC (IDES)

Gregg McKay; Member of the Public

ADMINISTRATIVE MATTERS

Disclosures 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. Mr. Solin noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to 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. Attorney Becher noted that all Directors’ Disclosure Statements had been filed and that no additional conflicts were disclosed at the meeting.

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Agenda/Director Absence: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director McKay, seconded by Director S. Nading, and upon vote unanimously carried, the Board approved the Agenda, as amended, and excused the absence of Director J. Nading.

Location of Meeting and Posting of 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 Board meeting. The Board determined that the meeting would be held by video/telephonic means and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director McKay, seconded by Director S. Nading, and upon vote unanimously carried, the Board designated the 24-hour posting location as the District website. If the website is unavailable, physical notice will be posted within the boundaries of the District.

Minutes: The Board reviewed the Minutes of the November 20, 2024 Special Meeting and the November 20, 2024 Annual Statutory Meeting.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling, and upon vote unanimously carried, the Board approved the Minutes of the November 20, 2024 Special Meeting and the November 20, 2024 Annual Statutory Meeting.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Engagement Agreement for Accounting Services between the District and JOY TATTON LLC, d/b/a Tatton and Company: The Board discussed the Engagement Agreement for Accounting Services between the District and JOY TATTON LLC, d/b/a Tatton and Company.

Following review, upon motion duly made by Director Bradbury, seconded by Director McKay, and upon vote unanimously carried, the Board approved the Engagement Agreement for Accounting Services between the District and JOY TATTON LLC, d/b/a Tatton and Company.

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Engagement of Fiscal Focus Partners, LLC to prepare 2024 Audit: The Board discussed the engagement of Fiscal Focus Partners, LLC to prepare the 2024 Audit.

Following review, upon motion duly made by Director Bradbury, seconded by Director Dooling, and upon vote unanimously carried, the Board ratified approval of the engagement of Fiscal Focus Partners, LLC to prepare the 2024 Audit.

Claims: Ms. Tatton reviewed with the Board the claims through the period ending January 28, 2025.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading, and upon vote unanimously carried, the Board ratified approval of the payment of claims through the period ending January 28, 2025, in the amount of \$8,117.86.

MANAGEMENT MATTERS

Water Tracking Report: Mr. Solin reviewed the Water Tracking Report with the Board.

City of Arvada Water Allocation Process: No update was available.

Water Allocation Request: The Board reviewed the Request for Allocation of Water Rights from the Jeffrey L. Nading Trust and Taylor Morrison of Colorado, Inc., for 13.0 acre-feet of water ("Water Allocation Request").

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling, and with Directors Bradbury, Dooling, and McKay voting yes and Director S. Nading abstaining from voting, the Board approved the Water Allocation Request.

LEGAL MATTERS

Resolution No. 2025-01-01, Resolution Adopting the Capital Improvement Program and Master Infrastructure Plan as Modified by Subsequent Construction Plans (for 2025): The Board reviewed Resolution No. 2025-01-01, Resolution Adopting the Capital Improvement Program and Master Infrastructure Plan as Modified by Subsequent Construction Plans (for 2025).

Following discussion, upon motion duly made by Director S. Nading, seconded by Director McKay, and upon vote unanimously carried, the Board adopted Resolution No. 2025-01-01, Resolution Adopting the

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Capital Improvement Program and Master Infrastructure Plan as Modified by Subsequent Construction Plans (for 2025).

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Dooling, seconded by Director McKay, and upon vote unanimously carried, the meeting was adjourned without objection.

Respectfully submitted,

By 
Secretary for the Meeting