

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 2 (THE "DISTRICT") HELD SEPTEMBER 23, 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, September 23, 2025, at 9:30 a.m. This District Board meeting was held via Zoom. The meeting was open to the public.

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#### ATTENDANCE

##### **Directors In Attendance Were:**

Gregg Bradbury, President  
Charles Church McKay, Assistant Secretary  
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

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#### 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 Bradbury, seconded by Director McKay, and upon vote unanimously carried, the Board approved the Agenda and excused the absence of Director Jeff 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.

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**PUBLIC COMMENT**

There were no public comments.

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**FINANCIAL MATTERS**

There were no financial matters.

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**MANAGEMENT MATTERS**

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

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**LEGAL MATTERS**

**Resolution No. 2025-09-01, Resolution Calling a Special Election:** Attorney Becher discussed with the Board the need for a special election to re-vote the District's debt authorization and to vote to waive the new statutory property tax revenue limitation

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling, and upon vote unanimously carried, the Board adopted Resolution No. 2025-09-01, Resolution Calling a Special Election Within the Jefferson Center Metropolitan District No. 2 to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt and Property Tax Revenue Limits, and Approving Other Matters in Connection Therewith.

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**Bond Issuance/Structural Modifications:** The Board discussed the status of the potential bond issuance and related matters. No action was taken by the Board.

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### **OTHER BUSINESS**

There was no other business.

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### **ADJOURNMENT**

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

Respectfully submitted,

By 

Secretary for the Meeting