

**RECORD OF PROCEEDINGS
MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
FOUR CORNERS BUSINESS IMPROVEMENT DISTRICT**

HELD: Thursday, January 11, 2024, at 9:30 a.m. via telephone conference

ATTENDANCE:

A regular meeting of the Board of Directors of the Four Corners Business Improvement District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)
David Starnes (by videoconference/phone)
Bill Cross (by videoconference/phone)
Andrew Hays (by videoconference/phone)
Tim Westbrook (by videoconference/phone)

Also present by videoconference/phone: Joe Norris, Cockrel Ela Glesne Greher & Ruhland, PC, District Counsel; Diane Wheeler, Simmons and Wheeler, District Accountant; and, Angela Elliott, District Manager, Lucie Stuchlikova and Marlene Pappas, Teleos Management. There were no members of the public present.

CALL TO ORDER:

On behalf of the Board, District Counsel Norris called the meeting to order at 9:32 a.m. and noted for the record that a quorum was present.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

The Board noted that disclosure statements had been filed on behalf of two of the members of the Board of Directors with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

PUBLIC COMMENT: None

APPROVAL OF AGENDA:

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board accepted the agenda as presented.

APPROVAL OF MINUTES:

The Board reviewed the minutes of the December 14, 2023, special meeting. Following discussion, upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously carried, the Board approved the minutes of the December 14, 2023, special meeting.

DIRECTOR MATTERS: None

LEGAL MATTERS:

A. Discussion on Boundary Changes

District Counsel Norris briefly discussed boundary changes and stated they will be filed upon completion of the work from the City Engineer.

B. Consider Adoption of Resolution Designating 2024 Posting Location

Following discussion, upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously accepted, the Board adopted the Resolution Designating 2024 Posting Location for notices of the Districts public meetings.

1. The Districts designated posting location for notices of public meetings (regular, special, and study sessions) shall be on the Districts webpage, accessible online at the following address:
<https://www.fourcornersmetrodistrict.com/business-improvement-district>
2. Designated Physical Posting Location. In the event of exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the online designated posting location or prevents the District from posting a notice at the online designated posting location, the District will post notice of public meetings at least twenty-four hours prior to the meeting at the following physical location within the District:
On Erie Parkway, approximately 500 feet west of County Line Road near the electrical box

FINANCIAL MATTERS:

A. Adoption of Resolution Ratifying Pay Request #15 and Requisition Nos. 82-87 of Project Funds in the amount not to exceed \$883,822.34.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Cross, upon vote and unanimously accepted, the Board adopted the Resolution Ratifying Pay Request #15 and Requisition of Project Funds in an amount not to exceed \$883,822.34.

B. Payment of Claims

Following discussion, upon motion duly made by Director Waldner, seconded, by Director Cross, upon vote and unanimously carried, the Board approved the claims in the amount of \$3,494.00

MANAGEMENT MATTERS: None

OTHER BUSINESS:

Discussion followed on initial acceptance and waiting for permits to start building.

Further discussion followed on meeting for the HOA set up and its obligations vs. district and who maintains the park.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 9:48 a.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,
DocuSigned by:

David Starnes

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Secretary of the Board