

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CHAPEL HEIGHTS METROPOLITAN DISTRICT (THE "DISTRICT")  
HELD  
SEPTEMBER 26, 2022

A regular meeting of the Board of Directors of the Chapel Heights Metropolitan District (referred to hereafter as the "Board") was convened on Monday, September 26, 2022, at 10:00 a.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were

Lee Eisenheim, President  
Patrick Jarrett, Treasurer  
Rich Vorwaller, Secretary  
James Byers, Assistant Secretary

Director Nicole Renner, Assistant Secretary was absent and excused.

#### Also, In Attendance Were

Russell Dykstra, Esq.; Spencer Fane LLP  
Krista Baptist, Korben Heim and John Wojnarowski; CliftonLarsonAllen LLP  
("CLA")

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Eisenheim called the meeting to order at 10:01 a.m.

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

Following discussion, upon a motion duly made by Director Eisenheim, seconded by Director Jarrett and, upon vote, unanimously carried, the Board excused Director Renner.

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to 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 statute. It was noted by Attorney Dykstra that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors, and no additional conflicts were disclosed at the meeting.

## RECORD OF PROCEEDINGS

---

**Quorum, Location of Meeting and Meeting 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. This meeting was conducted via Microsoft Teams and public participation is encouraged via Microsoft Teams. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections nor any requests that the means of hosting the meeting be changed, were received by taxpaying electors within the District's boundaries.

**Public Comment:** There was no public comment.

**Minutes from the August 29, 2022 Regular Board Meeting:** Following review, upon a motion duly made by Director Eisenheim, seconded by Director Byers and, upon vote, unanimously carried, the Board approved the August 29, 2022 regular meeting minutes, as presented.

### FINANCIAL MATTERS

**Cash Position and PTax Statements:** Mr. Wojnarowski reviewed the Cash Position and PTax Statements with the Board. Following discussion, upon a motion duly made by Director Vorwaller, seconded by Director Eisenheim and, upon vote, unanimously carried, the Board accepted the Cash Position and PTax Statements.

**Other:** None

### LEGAL MATTERS

**Potential Bonds Status:** Mr. Dykstra informed the Board that the final proposal was underway and would hopefully be available at the next Board meeting.

**YMCA Service Agreement:** Mr. Dykstra reviewed the YMCA Service Agreement with the Board. Discussion ensued regarding the office rental section and the security measures and services for the community center. The Board directed CLA to coordinate rental space discussion in the recreation center further with the YMCA.

Following review, upon a motion duly made by Director Eisenheim, seconded by Director Byers and, upon vote, unanimously carried, the Board ratified the approval of the YMCA Service Agreement, as presented.

**Other:** None.

### MANAGER MATTERS

**Other:** Ms. Baptist gave the Board an update on the YMCA being moved into the recreation center with an estimated soft opening date in the middle of October pending completion of ongoing operational setup relating to technology, safety, signage and other matters.

## RECORD OF PROCEEDINGS

---

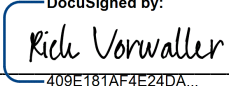
### OTHER BUSINESS

**Other:** Director Jarrett reported that the front yard re-landscaping has been completed for all homes in Filing 1.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Byers, seconded by Director Eisenheim and, upon vote, unanimously carried, the Board adjourned the meeting at 10:22 a.m.

Respectfully submitted,

By  \_\_\_\_\_  
409E181AF4E24DA...  
Secretary of the Board