

## RECORD OF PROCEEDINGS

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MINUTES OF THE STATUTORY ANNUAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
JONES DISTRICT COMMUNITY AUTHORITY BOARD (THE “CAB”)  
HELD  
SEPTEMBER 28, 2023

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Board of Directors of the Jones District Community Authority Board (referred to hereafter as the “Board”) was convened on September 28, 2023, at 10:45 a.m., via video / telephone conference. The meeting was open to the public.

### ATTENDANCE

Directors In Attendance Were:

Cary Wicker, President  
Jason Mitchell, Treasurer  
Andrea Ferber, Assistant Secretary  
Whitney Skylar, Assistant Secretary  
James Priestley, Assistant Secretary

Also, In Attendance Were:

Suzanne Meintzer, Esq.; McGeady Becher P.C.  
Denise Denslow, Nichole Kirkpatrick, and Ashley Heidt, CliftonLarsonAllen LLP  
Brandon Collins, Independent District Engineering Services, LLC

### ANNUAL MEETING ITEMS

**Confirmation of Posting of Annual Meeting Notice:** It was noted for the record that notice of the time, date and location of the annual meeting was duly posted on the CAB’s website and that no objections to the means of hosting the meeting by taxpaying electors within the boundaries of the Jones Metropolitan District Nos. 1-5, nor by any taxpaying electors within the CAB’s service area.

**Presentation Regarding the Status of the Public Infrastructure Projects Within the District and Outstanding Bonds:** No public was present, and no presentation was given.

**Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures of the District in Relation to its Adopted Budget, for the Calendar Year:** No public was present, and no presentation was given.

**Public Questions:** There were no public questions.

### ADJOURNMENT

There being no further business to come before the Board at this time, the annual meeting was adjourned.

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Respectfully submitted,

By Whitney Skylar  
Secretary for the Annual Meeting

DocuSigned by:

Whitney Skylar

10/26/2023 10:47:10 AM

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JONES DISTRICT COMMUNITY AUTHORITY BOARD

A regular meeting of the Board of Directors (the “**Board**”) of the Jones District Community Authority Board (the “**CAB**”) was held on September 28, 2023, at 11:00 a.m. (the “**Meeting**”). This Meeting was held via Microsoft Teams videoconference and teleconference. The Meeting was open to the public.

#### ATTENDANCE

##### Directors in attendance were:

Cary Wicker (Representative for Jones Metropolitan District Nos. 1-5)  
Jason Mitchell (Representative for Jones Metropolitan District No. 1)  
Whitney Skylar (Representative for Jones Metropolitan District No. 1)  
Andrea Ferber (Representative for Jones Metropolitan District No. 1)  
James Priestley (Representative for Jones Metropolitan District No. 1)

##### Also in attendance were:

Suzanne Meintzer, Esq.; McGeady Becher P.C.  
Denise Denslow, Nichole Kirkpatrick and Ashley Heidt; CliftonLarsonAllen LLP (“**CLA**”)  
Brandon Collins; Independent District Engineering Services, LLC (“**IDES**”)

#### ADMINISTRATIVE MATTERS

**Disclosure of Potential Conflicts of Interest:** Ms. Denslow confirmed the presence of a quorum and called the Meeting to order. The Board noted that disclosures of potential conflict of interest statements for each of the Board members were filed with the Secretary of State seventy-two hours in advance of the Meeting. Attorney Meintzer requested that the Board members consider whether they had any additional conflicts of interest to disclose. Attorney Meintzer noted for the record that there were no new disclosures made by the Board members present at the Meeting and incorporated for the record those applicable disclosures made by the Board members prior to this Meeting and in accordance with statute.

**Agenda, Meeting Location and Posting of Meeting Notice:** The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Meeting. Following discussion, upon a motion duly made by Director Wicker, seconded by Director Ferber and, upon vote, unanimously carried, the Board determined to hold this Meeting via videoconference and teleconference. The Board noted that notice of this Meeting and the videoconference and teleconference meeting information was duly posted, and the Board had not received any objections to the videoconference and teleconference meeting or any requests that the Meeting be changed by taxpaying electors within the boundaries of the Jones Metropolitan District Nos. 1-5, nor by any taxpaying electors within the CAB’s service area.

Following discussion, upon a motion duly made by Director Wicker, seconded by

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Director Ferber and, upon vote, unanimously carried, the Board approved the Agenda.

**August 24, 2023 Regular Meeting Minutes:** Following review and discussion, upon a motion duly made by Director Ferber, seconded by Director Skylar and, upon vote, unanimously carried, the Board approved the Minutes of the August 24, 2023 regular meeting.

### FINANCIAL MATTERS

**Payment of Claims and Developer Advance from The Jones District, L.L.C.:** Ms. Denslow reviewed the claims in the amount of \$12,879.24, and noted that of the total amount, \$6,425.67 was to be paid from the CAB's Capital Projects Fund, and \$6,453.57 was to be paid from the CAB's General Fund.

Following review and discussion, upon a motion duly made by Director Ferber, seconded by Director Skyler and, upon vote, unanimously carried, the Board approved the payment of claims and acknowledged a developer advance in the General Fund, in the amount of \$6,453.57.

**Schedule of Cash Position as of June 30, 2023, updated as of September 20, 2023:** Ms. Denslow presented the Schedule of Cash Position to the Board. Following review and discussion, upon a motion duly made by Director Wicker, seconded by Director Ferber and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of June 30, 2023, updated as of September 20, 2023.

**2024 Budget:** Ms. Kirkpatrick presented a first reading of the draft 2024 Budget to the Board, noting that the second reading, public hearing, and final action would be taken at the November 9, 2023 meeting. Discussion ensued regarding property taxes.

### CAPITAL PROJECTS MATTERS

**CAB Engineer / Construction Manager Report:** Mr. Collins provided a brief update, noting that the CAB is working with Southeast Metro Stormwater Authority (SEMSWA) to close out the stormwater permit, including certain seeding matters. It was further noted that final acceptance of streets from Centennial is in progress.

**Program Manager Report and Public Plaza Design Committee Report:** Director Wicker noted that the public plaza design is currently on hold.

**Cost Certification Report No. 34 by Independent District Engineering Services, LLC for Capital Expenditures:** Ms. Denslow discussed Cost Certification Report No. 34 with the Board.

Following review and discussion, upon a motion duly made by Director Ferber, seconded by Director Wicker and, upon vote, unanimously carried, the Board

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approved Cost Certification Report No. 34.

Cost Certification Report No. 34 is attached hereto and incorporated herein by reference.

### LEGAL MATTERS

**Requisition No. 35 from the Project Fund for Payment of Certified Costs:** Ms. Meintzer reviewed Requisition No. 35 with the Board. Following review, upon a motion duly made by Director Ferber, seconded by Director Skylar and, upon vote, unanimously carried, the Board approved Requisition No. 35 from the Project Fund for Payment of Certified Costs, in the amount of \$6,425.67.

**New Legislation:** No discussion was held.

### OTHER BUSINESS

**Next Meeting Date:** The Board confirmed cancellation of the October 26, 2023 and November 23, 2023 regular meetings. The Board determined to hold a special meeting on November 9, 2023, at 11:30 a.m. and confirmed a quorum for said meeting.

**Quorum for Regular Meeting:** The Board confirmed quorum for the regular meeting on December, 28, 2023.

### ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

The foregoing record constitutes a true and correct copy of the Minutes of the above-referenced meeting.

Respectfully submitted,

DocuSigned by:

*Whitney Skylar*

Secretary for the Meeting

**Certificate Of Completion**

Envelope Id: B9E2513C65B74043BB256683DA929209	Status: Completed
Subject: Complete with DocuSign: Documents for Signing from November Meeting	
Client Name: Jones District CAB	
Client Number: A173990	
Source Envelope:	
Document Pages: 15	Signatures: 7
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 73.229.160.48


**Record Tracking**

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
12/20/2023 10:43:40 AM	Cindy.Jenkins@claconnect.com	

**Signer Events**

Cary Wicker  
 cary.wicker@bruebaukol.com  
 President  
 Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
 10E453EAD46648C...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 73.153.93.165

**Timestamp**

Sent: 12/20/2023 10:53:12 AM  
 Viewed: 12/22/2023 9:53:04 AM  
 Signed: 12/22/2023 11:23:41 AM

**Electronic Record and Signature Disclosure:**

Accepted: 12/22/2023 9:53:04 AM  
 ID: c35a24cf-f505-4578-8ae5-1bf4ec7d13ac

Denise Denslow  
 denise.denslow@claconnect.com  
 Secretary  
 Security Level: Email, Account Authentication (None)


DocuSigned by:  
  
 77517AF6E925439...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 136.226.84.167

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 Signed: 12/28/2023 11:12:19 AM

**Electronic Record and Signature Disclosure:**

Accepted: 12/28/2023 11:12:07 AM  
 ID: 8492f75c-eb1e-4322-ad7d-3bdf272063ee

Whitney Skylar  
 whitney.skylar@bruebaukol.com  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
 FC0768A1A6D347D...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 73.153.93.165

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 Signed: 12/20/2023 11:18:06 AM

**Electronic Record and Signature Disclosure:**

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Catherine Will CWill@specialdistrictlaw.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign	<b>COPIED</b>	Sent: 12/20/2023 10:53:14 AM
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CLA File Management SDRecordsRetention@claconnect.com Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Accepted: 10/5/2023 9:27:44 AM ID: 2eeab7cf-9041-488d-bed0-8baedf289723	<b>COPIED</b>	Sent: 12/20/2023 10:53:13 AM Viewed: 1/2/2024 11:10:09 AM
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	12/20/2023 11:17:52 AM
Signing Complete	Security Checked	12/20/2023 11:18:06 AM
Completed	Security Checked	12/28/2023 11:12:19 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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