

RECORD OF PROCEEDINGS

**MINUTES OF REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLORADO INTERNATIONAL CENTER
METROPOLITAN DISTRICT NO. 7 (THE “DISTRICT”)
HELD
JULY 18, 2025**

A regular meeting of the Board of Directors of the Colorado International Center Metropolitan District No. 7 (referred to hereafter as the “Board”) was convened on Friday, July 18, 2025, at 10:00 a.m., and held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Timothy D’Angelo, President
Todd Witty, Treasurer
Theodore Laudick, Assistant Secretary

Also, In Attendance Were:

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

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

CJ Cook; CliftonLarsonAllen LLP

Jack Mortenson; Board Candidate

ADMINISTRATIVE MATTERS

Disclosure 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 Becher 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.

Quorum/Meeting Location/Posting of Notice: Mr. Solin confirmed the presence of a quorum. 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 this 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/manner 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

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requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director D'Angelo, seconded by Director Witty, and upon vote unanimously carried, the Board approved the Agenda, as amended.

Minutes of the March 21, 2025 Regular Meeting: The Board reviewed the Minutes of the March 21, 2025 Regular Meeting.

Following review and discussion, upon motion duly made by Director D'Angelo, seconded by Director Witty, and upon vote unanimously carried, the Board approved the Minutes of the March 21, 2025 Regular Meeting.

Board Appointment: The Board discussed the vacancy on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible elector, Jack Mortenson, was nominated to serve on the Board. Following discussion, upon motion duly made by Director D'Angelo, seconded by Director Witty, and upon vote unanimously carried, the Board appointed Jack Mortenson to fill the vacancy on the Board, effective at the end of the meeting, and subject to execution and filing of his Oath of Director.

Appointment of Officers: Following discussion, upon motion duly made by Director Witty, seconded by Director D'Angelo, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President:	Timothy D'Angelo
Treasurer:	Todd Witty
Secretary:	David Solin
Assistant Secretary:	Theodore Laudick
Assistant Secretary:	Jack Mortenson (effective at the end of the meeting)

Resolution No. 2025-07-01, Resolution Approving Appointment of Representative to the 64th Ave. ARI Authority: The Board reviewed Resolution No. 2025-07-01, Resolution Approving Appointment of Representative to the 64th Ave. ARI Authority.

Following discussion, upon motion duly made by Director D'Angelo, seconded by Director Witty, and upon vote unanimously carried, the Board adopted Resolution No. 2025-07-01, Resolution Approving Appointment of Representative to the 64th Ave. ARI Authority appointing Jack Mortenson as

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the District representative to the Board of Directors of the 64th Ave. ARI Authority effective as of May 20, 2025, for a 3-year term ending on May 20, 2028, subject to execution and filing of his Oath of Director for the District.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Financial Statements: Mr. Cook reviewed with the Board the unaudited financial statements through the period ending March 31, 2025, and the cash position statement and property tax reconciliation dated March 31, 2025.

Following discussion, upon motion duly made by Director D’Angelo, seconded by Director Witty, and upon vote unanimously carried, the Board accepted the unaudited financial statements through the period ending March 31, 2025, and the cash position statement and property tax reconciliation dated March 31, 2025.

Claims: Mr. Cook reviewed with the Board the payment of claims for the period ending July 2, 2025 in the amount of \$169,939.59.

Following discussion, upon motion duly made by Director D’Angelo, seconded by Director Witty and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

2024 Audit: Mr. Cook reviewed the 2024 Audit with the Board.

Following discussion, upon motion duly made by Director D’Angelo, seconded by Director Witty, and upon vote unanimously carried, the Board approved the 2024 Audit (subject to final legal review and receipt of an unmodified opinion from the auditor), and authorized execution of the Representations Letter.

LEGAL MATTERS

There were no legal matters.

CAPITAL MATTERS

Status of Dandelion Draw Channel Improvements and Pond P67 Project: Director Laudick provided an update, noting that the Dandelion Draw Channel Improvements have initial acceptance.

68th Avenue/Loop Road Project west of Gun Club Road (“Loop Road Project”): Director Laudick informed the Board that he has received bids for the Loop Road Project and that Fiore & Sons, Inc. (“Fiore”) is the apparent low bidder.

The Board reviewed the bids. Following review and discussion, upon motion duly made by Director D’Angelo, seconded by Director Witty and, upon vote,

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unanimously carried, the Board approved the award of the contract for the Loop Road Project to Fiore, and appointed Director D'Angelo as the committee to finalize and approve the contract with Fiore in an amount not to exceed \$10,000,000.

District Acceptance of Improvements: No action was taken by the Board.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

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

Respectfully submitted,

By



Secretary for the Meeting