

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARDS OF DIRECTORS

OF

THE PLAZA METROPOLITAN DISTRICT NOS. 1-2

Held: Wednesday, June 28, 2023 at 10:00 a.m.

*Via teleconference*

**Attendance**

The Joint Special meeting of the Boards of Directors of The Plaza Metropolitan District Nos. 1-2 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Mark Tompkins  
Andrea Schubert  
Heidi Westlund

Also present were Megan J. Murphy, Esq. White Bear Ankele Tanaka & Waldron, Attorneys at Law, Districts' General Counsel; Jason Carroll, CliftonLarsonAllen, LLP, Districts' Accountant; and Austin Tillack, Bridge33 Capital, District No. 1 Manager.

**Call to Order/Declaration  
of Quorum/  
Reaffirmation of  
Disclosures**

It was noted that a quorum of the Boards was present and the meeting was called to order.

**Combined Meetings**

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of the Districts. Where necessary, actions taken by an individual District will be so reflected in these minutes.

**Conflict of Interest  
Disclosures**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to

the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Murphy inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Approval of Agenda**

Ms. Murphy presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made the Boards approved the agenda as presented.

**Discussion Regarding Board Vacancies and Consider Appointment of Eligible Electors to the Boards of Directors**

Ms. Murphy engaged in discussion with the Boards regarding Board Vacancy and appointment of eligible electors noting that Mr. Austin Tillack has been qualified as an eligible elector for the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously appointed Mr. Austin Tillack to the Boards for a term ending May 2025.

**Consider Election of Officers**

The Boards engaged in discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards elected Director Mark Tompkins as President, Director Westlund as Vice President/Secretary, Director Schubert as Vice President/Assistant Secretary, and Director Tillack as Vice President/Assistant Secretary.

**Public Comment**

None.

**Consent Agenda**

Ms. Murphy presented the items on the consent agenda to the Boards. Ms. Murphy advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, the Boards approved, ratified and/or adopted the following items:

- Minutes from April 19, 2023 Regular Meeting.

**Legal Matters**

**Other Legal Matters**

None.

**Financial Matters**

Consider Approval of  
Claims Payable (District  
No. 1)

Deferred.

Other Financial Matters

Director Westlund noted that B33 Services, LLC is submitting monthly management invoices and is waiting on the City for a reimbursement for street lighting. Mr. Carroll will follow up with the City regarding the reimbursement.

### **Management/Facilities Update**

Director Westlund noted the security camera installation is 95% complete.

Director Westlund noted the Belmarsh project is moving along and the project is anticipated to be completed by June 30<sup>th</sup>.

Director Westlund noted the Belmar Bash is set to occur July 3<sup>rd</sup>.

Director Tompkins inquired about construction beginning on the Doran parcel. Ms. Westlund noted that Doran will begin construction after the July 3<sup>rd</sup> event.

Director Schubert noted the District Manager would like to install wayfinding signage throughout the District in the amount of \$5,000-\$10,000.

Director Westlund noted that paid parking is going well and the discussion with the City regarding the Intergovernmental Agreement continues. Director Schubert noted that the revenue that is received is not aligning with the amounts reported in the parking lot application and she will provide a summary at the next meeting.

Director Westlund noted that an engineer investigated the repairs to the Vance Street Garage in the amount of \$50,000. Director Tompkins inquired about who is responsible for the repairs based on the condo declaration. Director Westlund will research this matter and report back to the Board of District No. 1.

Director Westlund noted that she is working to determine the responsible party landscaping and snow removal for David Weekly townhomes which may not have a private HOA. Ms. Murphy is working on reviewing title commitment.

**Other Business**

Director Tompkins noted the Lakewood Reinvestment Authority initiated a transfer to satisfy the 2023 annual debt service obligation payment.

**Adjourn**

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

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

*Andrea Schubert*

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Secretary for the Meeting, District Nos. 1-2

The foregoing minutes were approved on the 15th day of November, 2023.