

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

GOODMAN METROPOLITAN DISTRICT

Held: Monday, the 12th day of July, 2023, at 5:00 p.m., via Zoom teleconference.

Attendance

The regular meeting of the Board of Directors of the Goodman Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors were in attendance:

Kimberly Armitage
Andre Takacs
Tim Swartos
Michael Tebben

Also present: Clint C. Waldron, Esq., White Bear Ankele Tanaka and Waldron, P.C., District General Counsel; Mark Eames, Professional Community Management Services, District Manager; Alyssa Ferreira, CliftonLarsonAllen, LLP, District Accountant; William Medellin, BrightView; Lesanne Dominguez, Architerra Group; and Bob Howey, Tree Analysis Group.

Call to Order/Declaration of Quorum

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

Director Conflict of Interest Disclosures

Mr. Waldron 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 Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda

The Board reviewed the Agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Acknowledge Resignation of Director Hansen

The Board thanked Director Hansen for her service.

Consent Agenda

The Board reviewed the items on the consent agenda. Ms. Armitage asked if any Board member would like any item removed from the consent agenda and placed on the regular agenda. No items were requested to be removed from the consent agenda. Upon motion duly made and seconded, the following items on the consent agenda were unanimously approved, adopted and ratified:

- May 4, 2023, May 10, 2023 and May 22, 2023 Special Meeting Minutes; and
- Claims Listing in the amount of \$25,575.41.

Landscape Maintenance

Review Landscape Maintenance Report

Mr. Medellin reviewed the landscape maintenance report with the Board.

Consider Work Orders/Proposals

Mr. Eames reviewed the work order for tree installation in the amount of \$24,085.40 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the work order for tree installation.

Other Landscape Maintenance

Director Armitage inquired about the restroom cleaning schedule. Mr. Eames inquired about Highridge Park and why the turf never looks very green. Mr. Medellin replied that BrightView is going to add revive to give it some additional nutrients.

Director Armitage expressed concerns regarding Arapahoe Road from east of Waco Street noting that the turf has been torn up, trash needs to be cleaned up and more care taken on Arapahoe Road. Mr. Howey noted LandTech has a couple of areas of Arapahoe Road to resod. The Board engaged in discussion regarding the native turf along Arapahoe Road. Mr. Howey provided an update and noted that areas that have not taken are scheduled to be reseeded, and mowing and broadleaf are scheduled for next week.

Financial Matters

Review Schedule of Cash The Board reviewed the schedule of cash position and property
Position and Property Tax tax schedule.
Schedule

Other Financial Matters Director Swartos inquired about status of the 2022 Audit filing.
Ms. Ferreria responded that it will be filed by the deadline.

Facilities Management/District Operations

Review and Discuss District Mr. Eames reviewed the District Management Report with the
Management Report Board.

Consider Work Orders/Proposals

Consider Approval of Proposal Deferred.
for Asphalt Repairs at Creekside
and Central Park

Consider Approval of Proposal Mr. Eames reviewed the proposal from DRC Construction
from DRC Construction Services Services for Underdrain Repairs at 6555 Waco Drive in the
for Additional Underdrain amount of \$16,750.00. Following discussion, upon a motion duly
Repairs and Trenching made and seconded, the Board unanimously approved the
proposal in the amount of \$16,750.00.

Other Facilities
Management/District Operations

Discuss Resident Concern The Board engaged in general discussion regarding a residents
Regarding Unleashed Dogs concern about unleashed dogs. Following discussion, upon a
motion duly made and seconded, the Board unanimously
determined to defer to the Arapahoe County Rules and
Regulations and directed legal counsel to revise the District's
Rules and Regulations accordingly.

Legal Matters

Other Legal Matters Mr. Waldron discussed the requirement to hold a Town Hall
Meeting. The Board asked that this be added to the August
meeting agenda for discussion.

Capital Projects

Update on Pinery Creek Trail Ms. Dominguez reviewed the proposed trail location with the
Connection Board noting that the Civil Engineer is doing some floodplain
modeling and an Environment consultant is looking at

environmental impacts. Ms. Dominguez noted that additional information will be provided at the September Board meeting.

Update on Central Park Improvements - Phase III Ms. Dominguez reviewed the concept plans with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously determined to move forward with Concept A. The Board engaged in discussion regarding adding additional lighting to the area as well. The Board will review and provide additional feedback at the August board meeting.

Update on 2023 Park Survey The Board reviewed the 2023 Park Survey Results and requested that this be added to the August meeting agenda as the main topic for board discussion.

Other Capital Projects None.

Public Comment None.

Other Business None.

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

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

Timothy Swartos
Timothy Swartos (Aug 16, 2023 11:56 MDT)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 8th day of August, 2023.