

RECORD OF PROCEEDINGS

MINUTES OF THE EXECUTIVE SESSION OF WEST JEFFERSON COUNTY METROPOLITAN DISTRICT HELD

September 19, 2024

An Executive Session of the Board of Directors ("Board") of the West Jefferson County Metropolitan District ("District") was held on Thursday, September 19, 2024, at 3:30 p.m. and was adjourned at 4:20 p.m. at the Evergreen Metropolitan District Administrative Building, 30920 Stagecoach Boulevard, Evergreen, Colorado.

ATTENDANCE
AT THE 3:30 P.M.
EXECUTIVE SESSION

Directors in attendance:

Chairman Kelly Garrod
Treasurer Elizabeth Adams
Director Kevin Grieve
Director Kenneth Frick

Also in attendance:

Jason Stawski, General Manager
Jennifer Guy, Business Support
Paul Cockrel, Attorney

EXECUTIVE
SESSION

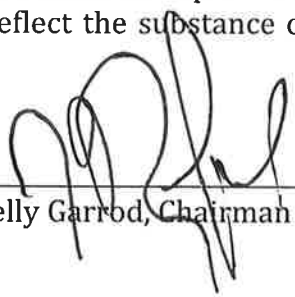
The Executive Session of the Board was convened at 3:30 p.m. for the purpose of receiving legal advice in accordance with Section 24-6-402(4)(b) C.R.S.

Attorney Cockrel discussed the tap transfer request for the relocation of the El Rancho building to the Observatory property.

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The Board did not engage in substantive discussion of any matter not enumerated in Section 24-6-402(4)(b) C.R.S., nor did it adopt any proposed legislative policy, position, resolution, rule, regulation or similar action. Director Frick motioned to adjourn, seconded by Treasurer Adams, followed by Board approval. The Executive Session was adjourned at 4:20 p.m.

Pursuant to Section 24-6-402(2) (d.5)(II)(A), C.R.S., I hereby attest that I chaired the Executive Session meeting of the Board convened on September 19, 2024 and that the above Minutes of such meeting substantially reflect the substance of the discussions during the Executive Session.



Kelly Garrod, Chairman

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West Jefferson County Metropolitan District September 19, 2024 Regular Meeting of the Board of Directors

1.0 Call to Order at 2:03 PM

- 1.1 The regular monthly meeting of the Board of Directors of West Jefferson County Metropolitan District was called to order by Chairman Garrod at 2:03 p.m. on Thursday, September 19, 2024. The meeting was held in both physical attendance and via Zoom virtual meeting pursuant to statutory notice.
- 1.2 In attendance were Chairman Kelly Garrod, Treasurer Elizabeth Adams, Director Kevin Grieve and Director Kenneth Frick. Secretary Pat Temple was absent with Board approval. Also attending in the Board Room were General Manager Jason Stawski, Business Support Jennifer Guy, and Attorney Paul Cockrel. Mr. Jack Buchanan attended to discuss the El Rancho building and Observatory property, and his attorney, Art Griffin, joined via Zoom.

2.0 Minutes of Previous Meetings

- 2.1 The Board reviewed the draft minutes of the regularly scheduled August 2024 Board Meeting. A motion was made by Treasurer Adams and seconded by Director Frick to approve the Minutes as presented. All approved.

3.0 Treasurer's Report

- 3.1 Treasurer Adams presented the Treasurer's Report. The Treasurer's Report included a review of operating and developer funds, investments, list of current investment rates, bills for payment, financial summary, and operational project costs. Information on the monthly financial activities of the District is contained in the Administration Report.
- 3.2 Treasurer Adams reported that the Northland Securities bond will be called and recommended putting the funds in CSafe or ColoTrust.
- 3.3 Chairman Garrod motioned to approve the Treasurer's Report and payment of all accounts presented. Treasurer Adams seconded. All approved.

4.0 Manager's Report

- 4.1 Mr. Jack Buchanan presented information on NorthStar Ventures, the 1948 entity, and the Observatory partnership. He discussed the project and the desire to move the El Rancho building across the street to the Observatory property, along with the 24 water and wastewater taps associated with the El Rancho building. He also noted that a Metro District will be created for the Observatory property. The WJCMD

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Board plans to discuss with the EMD Board after Mr. Buchanan's presentation at their September 25th Board meeting.

- 4.2 General Manager Stawski reviewed the Administration report, a copy of which is on file with the District records.
- 4.3 General Manager Stawski reported that the 2025 budget drafts will be reviewed at the October 17th Board meeting.
- 4.4 After discussion, Director Grieve motioned to approve Construction and Permanent Easements for Evergreen Metropolitan District to install a Parshall flume on WJCMD property, seconded by Treasurer Adams. All approved.
- 4.5 The next Board meeting is scheduled for Thursday, October 17, 2024, at 2:00 p.m.

5.0 Operations Report

- 5.1 General Manager Stawski presented the Operations Report, a copy of which is on file with the District records.
- 5.2 There were no violations of the NPDES permit.

6.0 Legal

- 6.1 Colorado Initiatives 50 and 108 have been removed from the November ballot.
- 6.2 Attorney Cockrel informed the Board of the Intergovernmental funding agreement in the amount of \$14,600 for the Lewis Ridge project. Director Frick motioned to approve the IGA execution and appropriation of funds, seconded by Treasurer Adams. All approved.

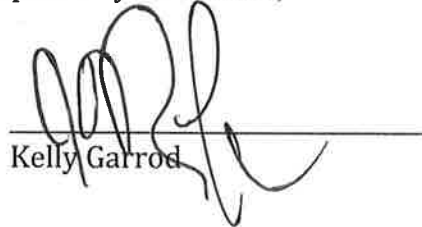
7.0 Executive Session

- 7.1 Treasurer Adams moved that the regular meeting of the Board be temporarily adjourned and that the Board convene in Executive Session for the purpose of receiving legal advice from counsel concerning tap transfers in accordance with Section 24-6-402(4)(b) C.R.S. The motion was seconded by Director Frick and unanimously carried. The Board temporarily adjourned the regular meeting at 3:30 p.m. and convened in Executive Session.
- 7.2 Director Frick motioned to reconvene in regular session at 4:20 p.m. Treasurer Adams seconded. All approved.

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- 8.0 There being no further business to come before the Board at this time, Chairman Garrod adjourned the meeting at 4:20 p.m.

Respectfully submitted,



Kelly Garrod



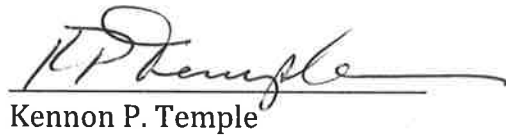
Kenneth E. Frick



Elizabeth Adams



Kevin Grieve



Kennon P. Temple