

MINUTES OF A JOINT SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF

PARKDALE COMMUNITY AUTHORITY &  
PARKDALE METROPOLITAN DISTRICT NOS. 1-3

Held: Thursday, May 27, 2021, at 4:30 p.m. via  
teleconference.

Due to the Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Public Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconference.

**Attendance**

A joint special meeting of the Boards of Directors of Parkdale Metropolitan District Nos. 1-3 (individually, “District No. 1”, “District No. 2”, “District No. 3”, and collectively, the “Districts”) and Parkdale Community Authority (“Authority”) was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Boards & Authority, were in attendance:

Parkdale Metropolitan District Nos. 1-3:

Christian M. Janke  
Matthew Cavanaugh  
C. Regan Hauptman  
Corey Elliott  
Chris Elliott

Parkdale Community Authority:

Christian M. Janke (District No. 1 Member)  
Chris Elliott (District No. 2 Member)  
Corey Elliott (District No. 3 Member)

Also present: Kristin Tompkins, Esq., White Bear Ankele Tanaka & Waldron, General Counsel to the Districts and Authority; Gigi Pangindian, CliftonLarsonAllen, LLP, Districts and Authority Accountant.

**Call to Order**

It was noted that a quorum of the Boards and a quorum of the Authority were present, the joint meeting was formally called to order.

**Conflict of Interest Disclosures**

Ms. Tompkins 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 and Authority at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards and the Authority. Ms. Tompkins inquired into whether members of the Boards and Authority 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 and the Authority to act.

**Joint Meetings**

The Authority and the Districts are meeting in a joint meeting. Unless otherwise noted below, and as applicable, the matters set forth below shall be deemed to be the actions of the Authority and the Districts collectively.

**Approval of Agenda**

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

**Public Comment**

None.

**Consent Agenda**

Ms. Tompkins reviewed the items on the consent agenda with the Boards and the Authority. Ms. Tompkins advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and/or adopted:

- a. Minutes from October 21, 2020 Special Meeting;
- b. 2020 Annual Report;
- c. Project Fund Requisition No. 2 Related to the Authority’s Limited Tax Supported (District No.1 Revenue Bonds), Series 2020A Bonds, (Authority); and
- d. Audit Exemption (District Nos. 1-3).

**Legal Matters**

**Consider Adoption of Resolution Establishing**

Ms. Tompkins presented the Board of the Authority with the Resolution Establishing Policies and Procedures for the

Policies and Procedures for the Acquisition of Public Improvements (Authority)

Acquisition of Public Improvements. Following discussion, upon a motion duly made and seconded, the Authority unanimously adopted the resolution.

Consider Approval of Drainage Reimbursement Agreement with the Town of Erie (Authority)

Ms. Tompkins presented the Board of Authority with a Drainage Reimbursement Agreement with the Town of Erie. Following discussion, upon a motion duly made and seconded, the Authority unanimously approved the agreement.

### **Financial Matters**

Consider Approval of Claims Payable/Financials (Authority)

Ms. Pangindian presented the Board of the Authority with the claims payable, in the amount of \$14,981.89. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the outstanding claims.

Ms. Pangindian presented the Board of the Authority with the claims payable from January 1, 2021 through May 13, 2021, in the amount of \$41,128.74. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously ratified the claims.

Ms. Pangindian presented the Board of the Authority with the Schedule of Cash Position dated March 31, 2021, updated May 13, 2021. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously accepted the schedule of cash position.

Conduct Public Hearing and Consider Adoption of Resolution to Amend 2020 Budget

Director Janke opened the public hearing on the 2020 Budget Amendment for the Authority. Ms. Tompkins noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Pangindian reviewed the Resolution Amending the 2020 Budget with the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously adopted the resolution amending the 2020 General Fund to \$150,000.

Consider Adoption of Acceptance Resolution Pursuant to Public Improvements Acquisition

Ms. Tompkins and Ms. Pangindian presented the Board of the Authority with the Acceptance Resolution Pursuant to Public Improvements Acquisition and Reimbursement Agreement with OEO, LLC. Following discussion, upon a motion duly made and

and Reimbursement Agreement with OEO, LLC

seconded, the Board of the Authority unanimously adopted the resolution, subject to updated the date on the resolution to reflect the meeting date.

Consider Approval of Project Fund Requisition No. 3 and No. 4 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds, (Authority)

Ms. Pangindian presented the Board of the Authority with Project Fund Requisition No. 3 and No. 4 Related to the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved Requisition No. 3 in the amount of \$1,033,053.53 to OEO, LLC and Requisition No. 4 in an amount not to exceed \$10,000 to the Authority with Requisition No. 4 subject to final approval by CliftonLarsonAllen.

Consider Acceptance of 2020 Audit (Authority)

Ms. Pangindian presented the Board of the Authority with the 2020 Audit for consideration. Following discussion, upon a motion duly made and seconded, the Board of the Authority approved and accepted the 2020 Audit, subject to final review by Director Corey Elliott, final review by legal counsel, and receipt of clean opinion from the auditor.

Other Financial Matters

The Board of the Authority determined that CliftonLarsonAllen will be responsible for annual and quarterly reports required by the Authority's Limited Tax Supported (District No. 1 Revenue Bonds), Series 2020A Bonds.

**Other Business**

None.

**Adjournment**

There being no further business to come before the Boards and following discussion and upon 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.

Corey Elliott  
Corey Elliott (Jun 16, 2021 14:11 MDT)

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Secretary for the Meeting

The foregoing minutes were approved by the Boards of Directors on the 16th day of June, 2021.