

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4 HELD MARCH 6, 2024

A Regular Meeting of the Board of Directors (the “Board”) of Aviation Station North Metropolitan District No. 4 (the “District”), City and County of Denver, Colorado, was duly posted and held on Wednesday, March 6, 2024, at 2:39 p.m. The District Board meeting was held by video conference (Microsoft Teams). The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Ferdinand Belz, III, President
Mark Throckmorton, Secretary
Matthew Stewart, Treasurer
Henry “Rick” Wells, Assistant Secretary

Also in Attendance:

Paula Williams, Esq.; McGeady Becher P.C.
Matt Urkoski, Alyssa Ferreira and Stephanie Odewumi; CliftonLarsonAllen LLP (“CLA”)
Gregg Johnson; L.C. Fulenwider, Inc.

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Williams requested that members of the Board disclose any potential conflicts of interest regarding 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 the statute. No new disclosures were made. Attorney Williams noted that all Directors’ Disclosure Statements were filed.

Quorum, Location of Meeting and Posting of Meeting Notice: The presence of a quorum was confirmed.

The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. The District Board meeting was held via video conference and public participation was encouraged via Microsoft Teams. The Board further noted that notice of the time, date and Microsoft Teams access information was duly posted and that no objections or requests that the means of hosting the meeting be changed by taxpaying electors within the District’s boundaries have been received.

RECORD OF PROCEEDINGS

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Belz, seconded by Director Wells, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District website at least 24-hours prior to each meeting, or if the website is unavailable at the following location: southwest corner of the intersection of Salida Street and Yampa Street.

Agenda: Following review and discussion regarding the Agenda, upon a motion duly made by Director Belz, seconded by Director Wells and, upon vote unanimously carried, the Agenda was approved.

Public Comment: There were no public comments.

January 22, 2024 Special Meeting Minutes: Following review, upon a motion duly made by Director Throckmorton, seconded by Director Belz and, upon vote unanimously carried, the Board approved the January 22, 2024 Special Meeting Minutes.

FINANCIAL MATTERS

December 31, 2023 Unaudited Financial Statements updated February 29, 2024: Ms. Ferreira reviewed the December 31, 2023 Unaudited Financial Statements, updated February 29, 2024, with the Board. Following discussion, upon a motion duly made by Director Stewart, seconded by Director Throckmorton and, upon vote unanimously carried, the Board accepted the December 31, 2023 Unaudited Financial Statements, updated February 29, 2024.

Application for Exemption from Audit: Ms. Ferreira reviewed the Application for Exemption from Audit for the year ended December 31, 2023 with the Board. Following discussion, upon a motion duly made by Director Stewart, seconded by Director Throckmorton and, upon vote unanimously carried, the Board approved the Application for Exemption from Audit for the year ended December 31, 2023.

LEGAL MATTERS

Public Hearing on the Petition for Inclusion of Real Property Owned by Rail Stop LLC: The Board opened the public hearing to consider the Petition for Inclusion received from Rail Stop LLC requesting the inclusion of real property (approximately 5.0626 acres) into the District boundaries.

It was noted that publication of Notice stating that the Board would consider approving the inclusion of the real property owned by Rail Stop LLC into the District was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following discussion, the Board considered the adoption of the Resolution for Inclusion of Real Property into the District as set forth in the Petition. Upon motion

RECORD OF PROCEEDINGS

duly made by Director Stewart, seconded by Director Belz, and upon vote unanimously carried, the Board adopted the Resolution for Inclusion of Real Property.

**MANAGER
MATTERS**

None.

**CAPITAL
IMPROVEMENTS**

None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Belz, the Board adjourned the meeting.

Respectfully submitted,

DocuSigned by:
By Mark Throckmorton
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Secretary for the Meeting