

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 4 HELD JANUARY 22, 2024

A special 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 Monday, January 22, 2024 at 10:02 a.m. The District Board meeting was held by video conference via Microsoft Teams. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

Mark Throckmorton, Secretary  
Matthew Stewart, Treasurer  
Henry “Rick” Wells, Assistant Secretary

The absence of President Belz was excused.

##### Also in Attendance:

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

#### 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 with regard to 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:** Mr. Urkoski confirmed the presence of a quorum.

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. It was noted that 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.

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**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Wells, seconded by Director Stewart, 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: north of Panasonic Way and south of Telluride Way.

**Agenda:** The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Wells, seconded by Director Stewart and, upon vote unanimously carried, the Board approved the Agenda, as presented.

**Public Comment:** There were no public comments.

**December 6, 2023 Regular Meeting Minutes:** Following discussion, upon a motion duly made by Director Wells, seconded by Director Stewart and, upon vote unanimously carried, the Board approved the December 6, 2023 Regular Meeting Minutes.

### **FINANCIAL MATTERS**

None.

### **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 2.0811 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 duly made by Director Wells, seconded by Director Stewart, and upon vote unanimously carried, the Board adopted the Resolution for Inclusion of Real Property.

### **MANAGER MATTERS**

None.

### **CAPITAL IMPROVEMENTS**

None.

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**OTHER BUSINESS**

None.

**ADJOURNMENT**

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

Respectfully submitted,

By  DocuSigned by:  
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Secretary for the Meeting