MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WEST POINT METROPOLITAN DISTRICT AND PARK RIDGE SUBDISTRICT

Held: Wednesday, February 12, 2025 at 3:30 PM via video conference at https://us02web.zoom.us/j/83440024885 or by telephone conference at Dial-In Number: (719) 359-4580; Webinar ID: 867 3090 7278. Notice of the meeting that included the meeting's proposed agenda and which advised members of the public of the login URL and call-in was posted on the District's website on February 7, 2025.

Attendance:
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A Special meeting of the Board of Directors of the West Point Metropolitan District was scheduled in compliance with the laws of the State of Colorado.

The following directors were in attendance:

Peter Weiser	President
Steve Fox,	Vice President
Erik Velapoldi	Secretary
Michael McCarron	Treasurer/Assistant Secretary

Also present and participating were: Sarah Luetjen of Cockrel Ela Glesne Greher & Ruhland, P.C.; Diane Wheeler of Simmons & Wheeler, P.C. and Edward W. Laves of Colorado District Management and Operations.

1. Call to Order / Declaration of Quorum

Mr. Weiser, noting the presence of a quorum, called to order the Regular meeting of the Board of Directors (the "Board") of the West Point Metropolitan District (the "District") at 3:36 P.M.

2. Approval of/Additions to/from Agenda

After review and discussion and upon motion duly made by Director Velapoldi and second by Director Fox, the Board unanimously approved the Meeting Agenda as presented.

3. Director Matters:

3a. Conflict of Interest:

Ms. Luetjen advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, if applicable, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

3b. New Directors

No individuals have expressed an interest in filling the current vacancy on the Board of Directors.

4. Public Comment:

There were no members of the public present.

5. Review of Minutes:

The Board discussed the Draft Minutes for the November 5, 2024 Regular Meeting which was included in the Board Packet and upon the motion of Director Fox, second Director Weiser, the Board unanimously approved the Minutes without change.

6. Financial Matters

6a. Financial Report

No 2024 year-end financial report was available because Simmons & Wheeler was still waiting on Pond Pay Ap #5.

6b. Claims

Ms. Wheeler reviewed with the Board unratified claims in the amount of $326,500.25, a list of which was included in the Board Packet. After discussion and upon the motion of Director Velapoldi, second Director Fox, the Board unanimously ratified the claims as presented.

7. Manager's Report

7a. Detention Pond:

Mr. Laves reviewed the status of the Detention Pond Renovation:

- Only a few items remain including completing the survey; adding cobble to the trickle channel; and restoring of the landscaping.
- Arvada has orally stated that they would take over ongoing maintenance with the help of Mile High Flood District, basing their work on their annual or bi-annual inspections. The Board expressed concern about facing another major renovation in the future and stated that:
  - They would prefer a written commitment from Arvada though that may not be offered by Arvada.
  - They want the District to monitor Arvada's inspections and maintenance so the District is fully informed about the pond's condition and maintenance.
  - They would like an expert such as Martin/Martin to be retained to monitor the pond's condition.
  - Funds should be budgeted each year for maintenance.
- Martin/Martin has been retained to evaluate the pond bridges and has prepared a report that shows the pond bridges are dangerous and need to be refurbished. A copy of that report was included in the Board Packet.
- The plan is for Martin/Martin to prepare plans for refurbishing the bridges.
- Budgetary proposals have been received from Edge Contracting, ASR Companies and New Horizon Construction. Proposals ranged from $50,000 to $160,000 with the largest proposal assuming that the bridges would be torn down and completely rebuilt. Logan Erf, P.E.of Martin/Martin commented in a phone call with Mr. Laves that a complete rebuild is not needed. Mr. Laves expects the cost to be around $50,000 but asked for approval to spend up to $100,000. In addition, Martin/Martin will charge up to $15,000 for design and project oversight work. The Board discussed whether the necessary funds are available and Ms. Simmons commented that there is $500,000 contingency in the budget that could be used for that purpose.

Mr. McCarron joined the meeting

Upon the motion of Mr. McCarron, second by Mr. Weiser, the Board unanimously authorized Mr. Laves and Mr. Weiser together to spend up to $100,000 for bridge renovations and up to $15,000 for Martin/Martin's bridge engineering work.

7b. Haskin Park:

The Board discussed EDI's proposals to remedy water retention in Haskin Park and to re-landscape the other half of the fountain. The Board decided to table this decision because of concern about not yet having clear financial numbers.

Mr. Laves reviewed plans to replace the 5 signs around Haskin Park to include West Point Metropolitan District's name and contact information for a cost of $605.73. The Board also asked about ownership of the phone number on the planned new signs. Mr. Laves stated that the phone number is owned by the District and costs $15 per month from Vonage. Upon the motion of Mr. Fox, second by Mr. Weiser, the Board unanimously approved spending $605.73 on the new signs.

8. Monuments

Mr. Laves updated the Board on the status of adding perennial gardens around the four major monuments along W 86th Drive.

- The design contract as previously approved by the Board has been signed with OxBow landscape architects and Mr. Laves will have a first phone discussion with David Gregory on February 13th.
- EDI has proposed spending $3,518.60 to install a prairie dog fence along the north side of the monument at W 86th and Indiana because the prairie dogs in the adjacent field have been grazing at the monuments and destroying the flowers. A photo of such a fence was included in the Board packet. The Board debated the aesthetics of the fence; alternatives to a fence and the cost of having prairie dogs destroy the new landscaping. It was suggested that shrubs might be posted on the inside of the fence to mask its appearance. Upon the motion of Mr. Fox, second Mr. Velapoldi, the Board unanimously approved proceeding with the fence after consultation with the landscape architect on disguising it.

9. Legal Matters

Ms. Luetjen explained the requirement for a resolution each year to establish the District's posting location. A draft resolution was included in the Board Packet. Upon the motion of Mr. Velapoldi, second Mr. Weiser, the board unanimously approved the resolution as presented.

Ms. Luetjen updated the Board on this year's election and reminded Directors Weiser, Velapoldi and McCarron as well as any other candidates that Self-Nomination and Acceptance forms must be submitted by 5 PM on February 28, 2025.

10. Other Business:

There was no other business discussed.

10. Adjournment:

Upon the motion of Mr. McCarron, second by Mr. Fox, the Board unanimously adjourned at 4:35 PM

Minutes prepared by Edward Laves

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Secretary of the Board Date