

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
QUANTUM 56 METROPOLITAN DISTRICT
HELD
NOVEMBER 13, 2024

A regular meeting of the Board of Directors (“Board”) of the Quantum 56 Metropolitan District (“District”) was convened on Thursday, November 13, 2024, at 9:00 a.m. This District Board meeting was held via video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors present and acting:

Cameron Bertron
Courtney Schneider
Sarah Laverty

Directors Excused:

Michael Bjes

Also present were:

Ann Finn; Public Alliance, LLC
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.
Eric Weaver and Kristina Hull; Marchetti & Weaver, LLC
Brennan Wahlgren; Board Candidate

**ADMINISTRATIVE
MATTERS**

Disclosure of Potential Conflicts of Interest: Attorney Hoistad noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to 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 statute. It was noted by Attorney Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors, and no additional conflicts were disclosed at the meeting.

Agenda: The Board reviewed the Agenda for the meeting and following discussion, upon motion duly made by Director Schneider, seconded by Director Bertron, and upon vote unanimously carried, the Board approved the Agenda.

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Following discussion, upon motion duly made by

Director Schneider, seconded by Director Bertron, and upon vote unanimously carried, the Board determined to conduct this meeting via conference call. The Board noted that notice of this meeting and dial-in information was duly posted and the Board had not received any objections to the location of the meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Schneider, seconded by Director Bertron, 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 least 24 hours prior to each meeting at <https://quantum56metrodistrict.org/>, or in the event the website is not available, at the following location: 465 W. 56th Ave.

Resignation of Director: Following discussion, upon motion duly made by Director Schneider, seconded by Director Bertron and, upon vote, unanimously carried, the Board acknowledged the resignation of Madison Wilsmann.

Appointment of Director: The Board discussed the appointment of Brennan Wahlgren to fill a vacancy on the Board of Directors. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was made in a newspaper having general circulation within the District. No Letters of Interest from qualified eligible electors were received within ten (10) days of such publication.

Following discussion, upon motion duly made by Director Schneider, seconded by Director Bertron and, upon vote, unanimously carried, the Board appointed Brennan Wahlgren to fill a vacancy on the Board of Directors.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the following slate of officers were appointed:

President	Cameron Bertron
Treasurer	Courtney Schneider
Secretary	Ann Finn (non-elected)
Assistant Secretary	Michal Bjes
Assistant Secretary	Sarah Laverty
Assistant Secretary	Brennan Wahlgren

Public Comment: There was no public comment.

Resolution No. 2024-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:

The Board discussed the business to be conducted in 2025. Following discussion, upon motion duly made by Director Bertron seconded by Director Schneider, and upon vote unanimously carried, the Board adopted Resolution No. 2024-11-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold 2025 meetings on June 11, 2025 and November 12, 2025 at 9:00 a.m. via video/teleconference.

CONSENT AGENDA The Board considered the following items:

- Approval of the November 9, 2023 Regular Meeting Minutes.
- Ratify approval of Application for Exemption from Audit for 2023.
- Authorize renewal of District's insurance and Special District Association (SDA) membership for 2025.
- Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (District Transparency Notice).

Following discussion, upon motion duly made by Director Schneider, seconded by Director Bertron, and upon vote unanimously carried, the Board approved and /or ratified the items above listed on the Consent Agenda.

FINANCIAL MATTERS

Payment of Claims: Mr. Weaver presented for the Board's review and consideration the claims list for the period ending November 6, 2024. Following review, upon motion duly made by Director Schneider, seconded by Director Bertron, and upon vote unanimously carried, the Board ratified approval of the payment of claims, in the amount of \$41,509.33.

Financial Statements: Mr. Weaver reviewed with the Board the unaudited financial statements for the period ending September 30, 2024. Following review, upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2024.

ColoTrust Account: The Board discussed opening a ColoTrust Account.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board authorized opening a ColoTrust Account.

Public Hearing on Amendment to 2024 Budget: The public hearing to consider an amendment to the 2024 Budget was opened.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 Budget and the date, time and place of the public

hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

It was noted that an amendment to the 2024 Budget was not required.

Public Hearing on 2025 Budget: The public hearing to consider the proposed 2024 Budget and to discuss related issues was opened.

It was noted that Publication of Notice stating the Board would consider adopting the 2025 Budget and the date, time, and place of the public hearing was made in a newspaper having general circulation within the District. Hearing no public comment, the public hearing was closed.

Mr. Weaver reviewed the estimated 2024 expenditures and the proposed 2025 expenditures.

Upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board approved the 2025 budget as discussed, and considered adoption of Resolution No. 2024-11-02 Adopting the 2025 Budget and Appropriate Sums of Money, and Resolution No. 2024-11-03 to Set Mill Levies (25.000 mills to the General Fund and 0.000 mills to the Debt Service Fund, for a total of 25.000 mills). Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Adams County no later than December 15, 2024. Ms. Finn was directed to transmit the Certification of Budget to the Division of Local Government no later than January 31, 2025.

DLG-70 Mill Levy Certification Form: Following discussion, upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board authorized the District Accountant to prepare, sign, and file form DLG 70 for certification to Adams County and all other interested parties.

Resolution Authorizing Adjustment of the District Mill Levy: Following discussion, it was determined this Resolution is not necessary.

2026 Budget Preparation: Following discussion, upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2026 Budget.

Application for 2024 Audit Exemption: Following discussion, upon a motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board appointed the District Accountant to prepare and file the Application for Audit Exemption for 2024.

Potential Bond Issuance: The Board discussed issuing bonds in 2025.

CONSTRUCTION MATTERS

Status of Development: Director Bertron reported the street construction project has been completed, Certificates of Occupancy have been issued for three buildings, construction of the fourth building is scheduled to start in 2025, two building pad remain to be developed and modification improvements to the north detention are scheduled for the fourth quarter 2024.

LEGAL MATTERS

May 6, 2025 Regular Director Election: Attorney Hoistad discussed with the May 6, 2025 election with the Board.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Schneider and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-11-04, Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Management Services: Attorney Hoistad reviewed with the Board the Change Order No. 2 to Service Agreement for District Management Services between the District and Public Alliance LLC.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board approved Change Order No. 2 to Service Agreement for District Management Services between the District and Public Alliance LLC.

OTHER BUSINESS

Website Accessibility Matters: Ms. Finn noted the Public Alliance is maintaining and reverifying accessibility of website as required.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

Signed by:

Sarah Laverty

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Secretary