

RECORD OF PROCEEDINGS
MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
QUANTUM 56 METROPOLITAN DISTRICT
HELD
JUNE 11, 2025

A regular meeting of the Board of Directors (“Board”) of the Quantum 56 Metropolitan District (“District”) was convened on Wednesday, June 11, 2025, 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
Sean Bingham

**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 Bertron, seconded by Director Schneider, 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 Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board determined to conduct this meeting via video/teleconference. 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 Bertron, seconded by Director Schneider, 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 Avenue.

Public Comment: There was no public comment.

May 6, 2025 Regular Election: Attorney Hoistad noted that Directors Bertron, Schneider, and Bjes were elected to four-year terms ending May 8, 2029 and all ballot measures passed.

Vacancy on the Board of Directors: The Board discussed a vacancy on the Board. No action was taken.

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	Sarah Laverty
Assistant Secretary	Michal Bjes

CONSENT AGENDA The Board considered the following items:

- Approval of November 13, 2024 Regular Meeting Minutes.
- Ratify approval of Application for Exemption from Audit for 2024.

Following discussion, upon motion duly made by Director Bertron, seconded by Director Schneider, 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 of the claims list for the period ending June 11, 2025. Following

review, upon motion duly made by Director Bertron, seconded by Director Schneider, and upon vote unanimously carried, the Board ratified approval of the payment of claims, in the amount of \$23,845.78.

Financial Statements: Mr. Weaver reviewed with the Board the unaudited financial statements for the period ending April 30, 2025. 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 April 30, 2025.

Engineer’s Report and Certification No. 1 dated May 22, 2025, Prepared by Ranger Engineering, LLC (“Ranger”) (“Engineer’s Report and No. 1”): Mr. Weaver reviewed Engineer’s Report and Certification No. 1 with the Board. Following review, upon a motion duly made by Director Bertron, seconded by Director Schneider and, upon vote unanimously carried, the Board accepted Engineer’s Report and Certification No. 1, in the amount of \$18,599,092.

CONSTRUCTION MATTERS

Status of Development: Director Bertron reported he is working on closing out the permits for the storm drainage improvements and registration of the ponds with the state. He also reported that minor grading needs to be completed on the ponds.

LEGAL MATTERS

Acceptance of Conveyance of Property: The Board discussed the conveyance of property.

- Tract A (north storm drainage pond)
- Tract B (west storm drainage pond)
- Tract C (Rex Rd & Quantum Way)
- Tract D (amenity tracts – b-ball court, patio area, tables, seating, site lighting)
- Tract E (water quality storm drainage pond adjacent to 56th)
- Sanitary in Tract C
- Stormwater improvements in Tract A, B, C, and E (pipes and ponds)
- Irrigation controller and electrical

Following review, upon a motion duly made by Director Bertron, seconded by Director Schneider and, upon vote, unanimously carried, the Board accepted conveyance of Tracts/improvement via Special Warranty Deed and Bill of Sale, subject to final review and ratification by the Board.

2025 Bond Issuance: Ms. Finn noted that Bond Counsel has distributed draft documents and a schedule of events.

OTHER BUSINESS

None.

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 Lavery

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Secretary