

RECORD OF PROCEEDINGS

JOINT MINUTES OF THE SPECIAL MEETINGS OF THE
BOARD OF DIRECTORS

OF THE

DACONO ESTATE METROPOLITAN DISTRICT
THE PEAKS INDUSTRIAL METROPOLITAN DISTRICT

Held: Thursday, November 02, 2023, at 1:00 p.m., via zoom:

<https://us02web.zoom.us/j/87890714116?pwd=akYzeStobmlZVS9qQTByWUJ2TUw4Zz09&from=addon>

Meeting ID: 878 9071 4116 Passcode: 413686 Telephone: 1 719 359 4580 US

Attendance

The special meetings of the Board of Directors of the Dacono Estates Metropolitan District and The Peaks Industrial Metropolitan District was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

Milton B. Gabrielski

Also, present were Dianne Miller, Sonja Steele, and Rhonda Bilek of Miller Law pllc; Bill Dohr, Developer

Call to Order

Ms. Miller noted that a quorum of the Board was present, and the Director confirmed his qualification to serve. The meeting was called to order at 1:03 p.m.

Disclosure Matters

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

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Milton B. Gabrielski disclosed his interests as a purchaser under a vacant land contract for properties within the Districts under which he qualifies as a director. This disclosure is associated with approval of items on the agendas that may affect his interests.

Written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting.

Approval of Minutes – July 11, 2023

The minutes for the July 11, 2023 meetings were reviewed by Director Gabrielski. Upon motion by Director Gabrielski the minutes for the joint meeting of Dacono Estate Metropolitan District and The Peaks Industrial Metropolitan District were approved.

Public Hearings

Ms. Miller presented the proposed budgets for both Dacono Estate Metropolitan District and The Peaks Industrial Metropolitan District. Ms. Miller noted that notices of the public hearings were posted on the Districts Websites and otherwise published in accordance with Colorado law. Upon motion by Director Gabrielski the public hearings were open. There being no public in attendance and no comments provided, and upon motion by Director Gabrielski, Ms. Miller closed the public hearing.

Amend the 2023 Budget

Consider Amending the 2023 Budget for The Peaks Industrial Metropolitan District. Ms. Miller presented the budget for The Peaks Industrial and noted 2023 budget will need to be amended. Upon motion by Director Gabrielski the 2023 Amended Budget was approved subject to review by the District's accountant and Legal Counsel.

Proposed 2024 Budget

Ms. Miller presented the proposed budgets for Dacono Estates Metropolitan District and The Peak Industrial Metropolitan District. Ms. Miller reviewed the budgets with Director Gabrielski and Mr. Dohr. After discussion Director Gabrielski moved to approve the proposed budgets for 2024, subject to receipts of the final assessed values by the County Assessor and appropriate the funds therefore and certify the mill levies.

2024 Annual Administrative Resolutions

Ms. Miller presented the 2024 Annual Administration Resolutions for Dacono Estates Metropolitan District and The Peak Industrial Metropolitan District. Director Gabrielski requested that the resolutions be changed to receive compensation in both districts. Upon motion by Director Gabrielski, the 2024 Annual Administration Resolutions were approved subject to requested change.

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Resolutions Waving Workers' Compensation Insurance for 2024
Review of the 2024 P&L Insurance

Ms. Miller reviewed the Worker's Compensation Insurance, upon motion by Director Gabrielski the Resolutions Waiving Workers' Compensation Insurance for 2024 was approved.

Ms. Mill reviewed the insurance for The Peaks Industrial MD. She noted that the insurance for Dacono had not been received and that her office will look into this. Upon motion by Director Gabrielski the 2024 P&L Insurance for The Peaks Industrial MD was approved. The policy for Dacono Estate 2024 P&L Insurance is approved subject to reviewed.

Other Business

Ms. Miller reviewed the 2024 ADA Website compliance and cost.

Ms. Miller discussed Proposition HH and noted that the bill will not affect either district at this time.

Adjournment

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting at 1:32 p.m.

DocuSigned by:

Milton B. Gabrielski

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Secretary for the District