

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
Fax: 303-987-2032
<https://greatwesternparkmd2.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
James R. Einolf	President	2027/May 2027
Michael A. Clay	Treasurer	2027/May 2027
Phillip A. Johnson	Assistant Secretary	2027/May 2027
Russell Heinen	Assistant Secretary	2025/May 2025
Gerald P. Hart	Assistant Secretary	2025/May 2025
David Solin	Secretary	

DATE: Thursday, November 14, 2024

TIME: 1:00 P.M.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:
** Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Dial In: 1-719-359-4580

Meeting ID: 546 911 9353

Passcode: 912873

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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II. ADMINISTRATIVE MATTERS

- A. Call to Order and Declaration of Quorum.
-
- B. Present Disclosures of Potential Conflicts of Interest.
-
- C. Confirm location of the meeting, posting of meeting notices. Approve agenda.
-
- D. Review and consider approval of Minutes from the June 13, 2024 Regular Meeting (enclosure).
-

III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following periods (enclosures):

Fund	Period Ending Jun. 30, 2024	Period Ending Jul. 31, 2024	Period Ending Aug. 31, 2024
General	\$ 1,885.70	\$ 2,931.40	\$ 1,053.70
Capital	\$ -0-	\$ -0-	\$ -0-
Debt	\$ -0-	\$ -0-	\$ -0-
Total	\$ 1,885.70	\$ 2,931.40	\$ 1,053.70

Fund	Period Ending Sept. 30, 2024	Period Ending Oct. 31, 2024
General	\$ 844.80	\$ 1,218.90
Capital	\$ -0-	\$ -0-
Debt	\$ -0-	\$ -0-
Total	\$ 844.80	\$ 1,218.90

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- B. Review and accept unaudited financial statements through the period ending September 30, 2024 (enclosure).
-
- C. Consider engagement of outside accountant to prepare the 2024 Audit (to be distributed).
-
- D. Conduct Public Hearing to consider Amendment to 2024 Budget (if necessary, consider adoption of Resolution No. 2024-11-__, Resolution to Amend the 2024 Budget and Appropriate Expenditures).
-
- E. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution to Adopt the 2025 Budget, Appropriate Sums of Money and Set Mill Levies (enclosures – preliminary assessed valuation, 2025 Budget and Resolution).
-
- F. Consider appointment of the District Accountant to prepare the 2026 Budget and set the date for a Public Hearing to adopt the 2026 Budget for November 13, 2025, at 1:00 p.m., to be held videoconference.
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IV. LEGAL MATTERS

A. Consider adoption of 2025 Annual Administrative Resolution (enclosure).

B. Discuss May 6, 2025 Regular Directors' Election and consider adoption of Resolution No. 2024-11-__; Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official ("DEO"), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosure). Self-Nomination forms are due by February 28, 2025.

C. Update re Agreement with Broomfield regarding Tract Maintenance.

V. OTHER MATTERS

A. _____

VI. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2 (THE "DISTRICT") HELD JUNE 13, 2024

A regular meeting of the Board of Directors of the Great Western Park Metropolitan District No. 2 (referred to hereafter as the "Board") was convened on Thursday, June 13, 2024, at 1:00 p.m., and held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James R. Einolf, President
Phillip A. Johnson, Assistant Secretary
Russell Heinen, Assistant Secretary
Gerald P. Hart, Assistant Secretary

Also, In Attendance Were:

David Solin and Diana Garcia; Special District Management Services, Inc.

Jeffrey Erb, Esq.; Erb Law, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board 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 Erb 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.

ADMINISTRATIVE MATTERS

Confirmation of Meeting Location/Posting of Notice: 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, and upon motion duly made by Director Hart, seconded by Director Heinen, and upon vote unanimously carried, the Board determined to conduct the meeting via videoconference/teleconference. It was further noted that notice of the time, date and location was duly posted and that no objections to the manner

RECORD OF PROCEEDINGS

or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Hart, seconded by Director Heinen, and upon vote unanimously carried, the Board approved the Agenda as amended and excused the absence of Director Clay.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Hart, seconded by Director Heinen, 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's website, and if the District website is not available, within the boundaries of the District as least 24-hours prior to each meeting at the following location: The Lodge at Skyestone on the bulletin board.

Minutes of November 8, 2023 Special Meeting: The Board reviewed the Minutes of the November 8, 2023 Special Meeting.

Following review and discussion, upon motion duly made by Director Heinen, seconded by Director Einolf, and upon vote unanimously carried, the Board approved the Minutes of the November 8, 2023 Special Meeting.

2024 Special District Association's (SDA) Annual Conference: Mr. Solin discussed the SDA Conference with the Board. No Directors were interested in attending, and no action was necessary.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Payment of Claims: The Board considered ratifying the approval of the payment of claims as follows:

Fund	Period Ending Nov. 30, 2023	Period Ending Dec.31, 2023	Period Ending Jan. 31, 2024	Period Ending Feb. 30, 2024
General	\$ 2,495.52	\$ 3,743.38	\$ 1,162.20	\$ 3,122.80
Debt	\$ 4,000.00	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 6,495.52	\$ 3,743.38	\$ 1,162.20	\$ 3,122.80

RECORD OF PROCEEDINGS

Fund	Period Ending Mar. 31, 2024	Period Ending Apr. 30, 2024	Period Ending May 31, 2024
General	\$ 1,946.92	\$ 7,972.10	\$ 2,322.20
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 1,946.92	\$ 7,972.10	\$ 2,322.20

Following discussion, upon motion duly made by Director Einolf, seconded by Director Hart and, upon vote unanimously carried, the Board ratified approval of the payment of the claims.

Unaudited Financial Statements and schedule of Cash Position: Mr. Solin reviewed the unaudited financial statements and schedule of cash position for the period ending March 31, 2024 with the Board.

Following discussion, upon motion duly made by Director Einolf, seconded by Director Heinen, and upon vote unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position.

2023 Audit: Mr. Solin reviewed the draft 2023 Audit with the Board.

Following discussion, upon motion duly made by Director Heinen, seconded by Director Hart, and upon vote unanimously carried, the Board approved the draft 2023 Audit and authorized execution of the Representations Letter.

LEGAL MATTERS

Agreement With the City and County of Broomfield Regarding Tract Maintenance: Attorney Erb and Director Einolf updated the Board on the status of the Agreement with the City and County of Broomfield regarding Tract Maintenance.

Resolution No. 2024-06-01, Resolution Regarding Website Accessibility Policy: The Board reviewed Resolution No. 2024-06-01, Resolution Regarding Website Accessibility Policy.

Following discussion, upon motion duly made by Director Heinen, seconded by Director Hart and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-01 Resolution Regarding Website Accessibility Policy.

OTHER MATTERS

There were no other matters.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Heinen, seconded by Director Einolf and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

Great Western Park Metropolitan District No.2
June-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Erb Law, LLC	594	5/31/2024	5/31/2024	\$ 387.50	Legal	1675
Special Dist Mgmt Services	May-24	5/31/2024	5/31/2024	\$ 1.20	Miscellaneous	1685
Special Dist Mgmt Services	May-24	5/31/2024	5/31/2024	\$ 1,154.10	Accounting	1612
Special Dist Mgmt Services	May-24	5/31/2024	5/31/2024	\$ 342.90	Management	1680
				\$ 1,885.70		

Great Western Park Metropolitan District No.2
June-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 1,885.70	\$ -	\$ -	\$ 1,885.70
		-	-	-
Total Disbursements	<u>\$ 1,885.70</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,885.70</u>

Great Western Park Metropolitan District No.2

July-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Erb Law, LLC	628	6/30/2024	6/30/2024	\$ 680.00	Legal	1675
Special Dist Mgmt Services	Jun-24	6/30/2024	6/30/2024	\$ 1.20	Miscellaneous	1685
Special Dist Mgmt Services	Jun-24	6/30/2024	6/30/2024	\$ 849.90	Accounting	1612
Special Dist Mgmt Services	Jun-24	6/30/2024	6/30/2024	\$ 1,400.30	Management	1680
				\$ 2,931.40		

Great Western Park Metropolitan District No.2
July-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 2,931.40	\$ -	\$ -	\$ 2,931.40
		-	-	-
Total Disbursements	<u>\$ 2,931.40</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,931.40</u>

Great Western Park Metropolitan District No.2
August-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Special Dist Mgmt Services	Jul-24	7/31/2024	7/31/2024	\$ 1.00	Miscellaneous	1685
Special Dist Mgmt Services	Jul-24	7/31/2024	7/31/2024	\$ 866.80	Accounting	1612
Special Dist Mgmt Services	Jul-24	7/31/2024	7/31/2024	\$ 185.90	Management	1680
				\$ 1,053.70		

Great Western Park Metropolitan District No.2
August-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 1,053.70	\$ -	\$ -	\$ 1,053.70
		-	-	-
Total Disbursements	<u>\$ 1,053.70</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,053.70</u>

Great Western Park Metropolitan District No.2
September-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Special Dist Mgmt Services	Aug-24	8/31/2024	8/31/2024	\$ 0.40	Miscellaneous	1685
Special Dist Mgmt Services	Aug-24	8/31/2024	8/31/2024	\$ 664.00	Accounting	1612
Special Dist Mgmt Services	Aug-24	8/31/2024	8/31/2024	\$ 180.40	Management	1680
				\$ 844.80		

Great Western Park Metropolitan District No.2
September-24

	<u>General</u>		<u>Debt</u>		<u>Capital</u>		<u>Totals</u>
Disbursements	\$ 844.80	\$	-	-	\$ -	\$	844.80
			-	-			-
Total Disbursements	<u>\$ 844.80</u>	<u>\$</u>	<u>-</u>	<u>-</u>	<u>\$ -</u>	<u>\$</u>	<u>844.80</u>

Great Western Park Metropolitan District No.2
October-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Erb Law, LLC	720	9/30/2024	9/30/2024	\$ 105.00	Legal	1675
Special Dist Mgmt Services	Sep-24	9/30/2024	9/30/2024	\$ 0.40	Miscellaneous	1685
Special Dist Mgmt Services	Sep-24	9/30/2024	9/30/2024	\$ 973.60	Accounting	1612
Special Dist Mgmt Services	Sep-24	9/30/2024	9/30/2024	\$ 139.90	Management	1680
				\$ 1,218.90		

Great Western Park Metropolitan District No.2
October-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 1,218.90	\$ -	\$ -	\$ 1,218.90
		-	-	-
Total Disbursements	<u>\$ 1,218.90</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,218.90</u>

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

Schedule of Cash Position

September 30, 2024

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Total</u>
Checking:				
Cash in Bank First Bank		\$ 1,452.23	\$ -	\$ 1,452.23
Investments:				
Cash in Bank-ColoTrust	5.2684%	140,990.05	643,451.50	784,441.55
UMB 2021 Bond Fund 156827.1		-	1,770.13	1,770.13
TOTAL FUNDS:		<u>\$ 142,442.28</u>	<u>\$ 645,221.63</u>	<u>\$ 787,663.91</u>

2024 Mill Levy Information

General Fund	1.500
Debt Service Fund	<u>28.744</u>
Total	<u>30.244</u>

Board of Directors

- * James R. Einolf
- * Michael A. Clay
- * Phillip A. Johnson
- Gerald P. Hart
- Russell Heinen'

* Authorized signer on the Checking Account

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

FINANCIAL STATEMENTS

September 30, 2024

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
 September 30, 2024

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL MEMO ONLY</u>
Assets				
Cash in Bank First Bank	\$ 1,452	\$ -	\$ -	\$ 1,452
Cash in Bank-ColoTrust	140,990	643,452	-	784,442
UMB 2021 Bond Fund 156827.1	-	1,770	-	1,770
Total Current Assets	<u>142,442</u>	<u>645,222</u>	<u>-</u>	<u>787,664</u>
Other Debits				
Amount in Debt Service Fund	-	-	645,222	645,222
Amount to be Provided for Debt	-	-	12,275,796	12,275,796
Total Other Debits	<u>-</u>	<u>-</u>	<u>12,921,017</u>	<u>12,921,017</u>
Total Assets	<u>\$ 142,442</u>	<u>\$ 645,222</u>	<u>\$ 12,921,017</u>	<u>\$ 13,708,681</u>
Liabilities				
Series 2021 GO Refunding Bonds	\$ -	\$ -	\$ 12,065,000	\$ 12,065,000
Series 2021 Bond Premium	-	-	856,017	856,017
Total Liabilities	<u>-</u>	<u>-</u>	<u>12,921,017</u>	<u>12,921,017</u>
Fund Balance				
Fund Balance	123,713	87,967	-	211,680
Current Year Earnings	18,729	557,255	-	575,984
Total fund balances	<u>142,442</u>	<u>645,222</u>	<u>-</u>	<u>787,664</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 142,442</u>	<u>\$ 645,222</u>	<u>\$ 12,921,017</u>	<u>\$ 13,708,681</u>

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 9 Months Ending,
September 30, 2024
General Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ 11,854	\$ 38,483	\$ 38,483	\$ (0)	100.0%
Specific Ownership Taxes	404	1,065	1,800	(735)	59.2%
Interest Income	2,046	5,956	3,000	2,956	198.5%
Total Revenues	<u>14,304</u>	<u>45,504</u>	<u>43,283</u>	<u>2,221</u>	<u>105.1%</u>
Expenditures					
Accounting	2,381	8,670	15,000	6,330	57.8%
Audit	-	6,300	7,000	700	90.0%
Insurance/SDA Dues	-	3,807	4,000	193	95.2%
Legal	680	2,180	17,750	15,570	12.3%
Management	1,767	4,529	17,000	12,471	26.6%
Miscellaneous	203	712	1,500	788	47.5%
Treasurer's Fees	178	577	577	(0)	100.1%
Contingency	-	-	20,000	20,000	0.0%
Emergency Reserve	-	-	1,298	1,298	0.0%
Total Expenditures	<u>5,208</u>	<u>26,775</u>	<u>84,125</u>	<u>57,350</u>	<u>31.8%</u>
Excess (Deficiency) of Revenues Over Expenditures	9,096	18,729	(40,842)	59,571	
Beginning Fund Balance	133,346	123,713	122,579	1,134	
Ending Fund Balance	<u>\$ 142,442</u>	<u>\$ 142,442</u>	<u>\$ 81,736</u>	<u>\$ 60,705</u>	

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 9 Months Ending,
September 30, 2024
Debt Service Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ 227,162	\$ 737,430	\$ 737,430	\$ (0)	100.0%
Specific Ownership Taxes	7,741	20,405	25,000	(4,595)	81.6%
Interest Income	8,368	16,176	5,000	11,176	323.5%
Total Revenues	<u>243,272</u>	<u>774,010</u>	<u>767,430</u>	<u>6,580</u>	<u>100.9%</u>
Expenditures					
Series 2021 Principal	-	-	260,000	260,000	0.0%
Series 2021 Interest	-	205,681	411,363	205,682	50.0%
Paying Agent/Trustee Fees	4	8	11,000	10,992	0.1%
Miscellaneous Expense	-	-	2,500	2,500	0.0%
Treasurer's Fees	3,412	11,066	11,061	(5)	100.0%
Total Expenditures	<u>3,415</u>	<u>216,755</u>	<u>695,924</u>	<u>479,169</u>	<u>31.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	239,856	557,255	71,506	485,749	
Beginning Fund Balance	405,365	87,967	48,397	39,570	
Ending Fund Balance	<u>\$ 645,222</u>	<u>\$ 645,222</u>	<u>\$ 119,903</u>	<u>\$ 525,319</u>	

**CERTIFICATION OF VALUATION BY
BROOMFIELD COUNTY ASSESSOR**

New Tax Entity? YES NO

Date 08/16/2024

NAME OF TAX ENTITY: GREAT WESTERN PARK METRO 2 GEN

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024 :

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$ <u>25,655,080</u>
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$ <u>25,695,000</u>
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$ <u>0</u>
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$ <u>25,695,000</u>
5.	NEW CONSTRUCTION: *	5.	\$ <u>0</u>
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$ <u>0</u>
7.	ANNEXATIONS/INCLUSIONS:	7.	\$ <u>0</u>
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$ <u>0</u>
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$ <u>0</u>
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$ <u>\$0.00</u>
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$ <u>\$0.00</u>

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- * New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 :

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$ <u>374,250,860</u>
ADDITIONS TO TAXABLE REAL PROPERTY			
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$ <u>0</u>
3.	ANNEXATIONS/INCLUSIONS:	3.	\$ <u>0</u>
4.	INCREASED MINING PRODUCTION: §	4.	\$ <u>0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$ <u>0</u>
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$ <u>0</u>
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$ <u>0</u>

DELETIONS FROM TAXABLE REAL PROPERTY

8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$ <u>0</u>
9.	DISCONNECTIONS/EXCLUSIONS:	9.	\$ <u>0</u>
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	\$ <u>0</u>

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY **\$ 376,459,710**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** **\$ 0**
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [] YES [X] NO

Date 08/16/2024

NAME OF TAX ENTITY: GREAT WESTERN PARK METRO 2 BOND

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024 :

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

- † This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
Ⓞ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 :

Table with 7 rows listing 'ADDITIONS TO TAXABLE REAL PROPERTY' including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 4 rows listing 'DELETIONS FROM TAXABLE REAL PROPERTY' including 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'DISCONNECTIONS/EXCLUSIONS'.

- † This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
* Construction is defined as newly constructed taxable real property structures.
§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$376,459,710

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-13 12 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [] YES [X] NO

Date 08/16/2024

NAME OF TAX ENTITY: GREAT WESTERN PARK METRO 2 EXCLUSION ORDER

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024 :

- 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: 1. \$ 10
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡ 2. \$ 10
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY: 3. \$ 0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: 4. \$ 10
5. NEW CONSTRUCTION: * 5. \$ 0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈ 6. \$ 0
7. ANNEXATIONS/INCLUSIONS: 7. \$ 0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈ 8. \$ 0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐ 9. \$ 0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified: 10. \$ \$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.): 11. \$ \$0.00

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 :

- 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶ 1. \$ 30
ADDITIONS TO TAXABLE REAL PROPERTY
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: * 2. \$ 0
3. ANNEXATIONS/INCLUSIONS: 3. \$ 0
4. INCREASED MINING PRODUCTION: § 4. \$ 0
5. PREVIOUSLY EXEMPT PROPERTY: 5. \$ 0
6. OIL OR GAS PRODUCTION FROM A NEW WELL: 6. \$ 0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.): 7. \$ 0

DELETIONS FROM TAXABLE REAL PROPERTY

- 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: 8. \$ 0
9. DISCONNECTIONS/EXCLUSIONS: 9. \$ 0
10. PREVIOUSLY TAXABLE PROPERTY: 10. \$ 0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
* Construction is defined as newly constructed taxable real property structures.
§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ 30

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$ 0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2
Assessed Value, Property Tax and Mill Levy Information

	2023		2024		2025
	Actual		Adopted Budget		Preliminary Budget
Assessed Valuation	\$ 21,039,380	\$	25,655,080	\$	25,695,000
SB23B-01 Property Tax Credit Adjustment		\$	1,912,515	\$	1,912,515
Mill Levy					
General Fund	2.000		1.500		1.500
Debt Service Fund	30.750		26.750		26.750
Incremental Debt Service Adjustment	-		1.994		1.991
Adjusted Debt Service Levy	-		28.744		28.741
Refunds and Abatements	-		-		-
Total Mill Levy	<u>32.750</u>		<u>30.244</u>		<u>30.241</u>
Property Taxes					
General Fund	\$ 42,079	\$	38,483	\$	38,543
Debt Service Fund	646,961		737,430		738,500
Actual/Budgeted Property Taxes	<u>\$ 689,040</u>	\$	<u>775,913</u>	\$	<u>777,043</u>

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

**GENERAL FUND
2025 Preliminary Budget**

with 2023 Actual, 2024 Adopted Budget and 2024 Estimated

	2023 Actual	01/24-09/24 YTD Actual	2024 Adopted Budget	2024 Estimated	2025 Preliminary Budget
BEGINNING FUND BALANCE	\$ 136,583	\$ 123,713	\$ 122,579	\$ 123,713	\$ 107,962
REVENUE					
Property Tax Revenue	42,079	38,483	38,483	38,483	38,543
Specific Ownership Taxes	2,457	1,065	1,800	1,200	1,250
Interest Income	7,121	5,956	3,000	6,500	2,500
Total Revenue	51,657	45,504	43,283	46,183	42,293
Total Funds Available	188,240	169,218	165,862	169,896	150,255
EXPENDITURES					
Accounting	11,386	8,670	15,000	15,000	15,500
Audit	6,300	6,300	7,000	6,300	6,800
Election	402	-	-	-	5,000
Insurance/SDA Dues	3,403	3,807	4,000	3,807	4,250
Legal	12,853	2,180	17,750	17,750	18,000
Management	10,547	4,529	17,000	17,000	17,500
Miscellaneous	1,005	712	1,500	1,500	1,500
Treasurer's Fees	631	577	577	577	578
Contingency	10,000	-	20,000	-	20,000
Total Expenditures	56,527	26,775	82,827	61,934	89,128
Transfers and Other Sources (Uses)					
Transfer to Debt Service	8,000	-	-	-	-
Emergency Reserve	-	-	1,298	-	1,269
Total Expenditures Requiring Appropriation	64,528	26,775	84,125	61,934	90,397
ENDING FUND BALANCE	\$ 123,713	\$ 142,442	\$ 81,736	\$ 107,962	\$ 59,858

GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2

**DEBT SERVICE FUND
2025 Preliminary Budget
with 2023 Actual, 2024 Adopted Budget and 2024 Estimated**

	2023 Actual	01/24-09/24 YTD Actual	2024 Adopted Budget	2024 Estimated	2025 Preliminary Budget
BEGINNING FUND BALANCE	\$ 49,257	\$ 87,967	\$ 48,397	\$ 87,967	\$ 170,973
REVENUE					
Property Tax Revenue	646,961	737,430	737,430	737,430	738,500
Specific Ownership Taxes	37,788	20,405	25,000	22,000	25,000
Interest Income	17,848	16,176	5,000	17,000	5,000
Total Revenue	702,597	774,010	767,430	776,430	768,500
Total Funds Available	751,854	861,977	815,827	864,397	939,473
EXPENDITURES					
Series 2021 Principal	235,000	-	260,000	260,000	275,000
Series 2021 Interest	423,113	205,681	411,363	411,363	398,362
Paying Agent/Trustee Fees	4,066	8	11,000	11,000	11,000
Treasurer's Fees	9,709	11,066	11,061	11,061	11,078
Miscellaneous Expense	-	-	2,500	-	2,500
Total Expenditures	671,887	216,755	695,924	693,424	697,940
Transfers and Other Sources (Uses)					
Transfer From General Fund	8,000	-	-	-	-
Total Expenditures Requiring Appropriation	671,887	216,755	695,924	693,424	697,940
ENDING FUND BALANCE	\$ 87,967	\$ 645,222	\$ 119,903	\$ 170,973	\$ 241,533

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

For the Calendar Year 2025: (1) Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget; (2) Levying Property Taxes for Collection to Help Defray the Costs of Government; and (3) Appropriating Sums of Money to Each Fund in the Amounts and for the Purposes Set Forth Herein

Recitals

A. The Great Western Park Metropolitan District No. 2 is a quasi-municipal corporation and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, article 1, Title 32, C.R.S.; and

B. The Board of Directors of the Great Western Park Metropolitan District No. 2 (the “**District**”) has authorized its budget officer to prepare and submit a proposed budget to said governing body at the proper time; and

C. The proposed budget has been submitted to the Board of Directors of the District for its consideration; and

D. Upon due and proper notice, published in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 14, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget prior to the budget’s final adoption. A copy of the Meeting Notice and Affidavit of Publication is attached as **Exhibit A**; and

E. The budget adopted by the District has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

F. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

G. The District, to meet its budgetary obligations, desires to levy property taxes as set forth in this Resolution, including any temporary tax credits or temporary mill levy rate reductions; and

H. The District’s budget has made provisions for revenues in an amount equal to or greater than the total proposed expenditures and desires to appropriate the revenues, reserves and expenditures provided in the budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOAD OF DIRECTORS OF THE GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2 AS FOLLOWS:

1. Adoption of Budget. That the budget as submitted, amended and summarized by fund attached to this Resolution as **Exhibit B** is approved and adopted as the budget of the District for fiscal year 2025 (the “**Budget**”).

2. Levy of Property Taxes.

a. General Operating Expenses. The Budget indicated that the amount of money necessary to balance the budget for the general operating expenses from property tax revenue is \$_____. The 2024 valuation for assessment for general operating expenses, as certified by the County Assessor, is \$_____. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of _____ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

b. Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction. That for the purpose of rendering a refund to its constituents during the budget year, there is hereby levied a temporary property tax credit/mill levy rate reduction of _____ mills from the General Operating Expenses mill levy.

c. Debt Service – General Obligation Bonds and Interest. The Budget indicated that the amount of money necessary to balance the budget for making all bond principal and interest payments from property tax revenue is \$_____. The 2024 valuation for assessment for making all bond principal and interest payments, as certified by the County Assessor, is \$_____. That for the purposes of making all bond principal and interest payments of the District during the 2025 budget year, there is hereby levied a tax of _____ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

d. Contractual Obligations. The Budget indicated that the amount of money necessary to balance the budget for making all payments owed under contractual obligations which are to be repaid from property tax revenue is \$_____. The 2024 valuation for assessment for making all payments owed under contractual obligations which are to be repaid from property tax revenue, as certified by the County Assessor, is \$_____. That for the purposes of making all payments owed under contractual obligations which are to be repaid from property tax revenue of the District during the 2025 budget year, there is hereby levied a tax of _____ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

3. Certification to County Commissioners. That the District’s budget officer, manager, legal counsel, or other designee is hereby authorized and directed to immediately cause to have certified to the County Commissioners of Broomfield County, the mill levies for the District as set forth in this Resolution, or be authorized and directed to certify to the County Commissioners of Broomfield County, the mill levies as set forth in this Resolution, but as recalculated as needed upon receipt of the final certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits. The Certification of Tax Levies as filed is incorporated into this Resolution as **Exhibit C**.

4. Appropriations. That the amounts set forth as expenditures, transfers and balances remaining, as specified in the Budget, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated.

5. Budget Certification. That this Resolution and Budget be certified by the Secretary or Assistant Secretary of the District.

DRAFT

APPROVED AND ADOPTED this ____ day of _____, 2024.

GREAT WESTERN PARK METROPOLITAN
DISTRICT NO. 2

By: _____

James Einolf, President, Board of Directors

ATTEST:

By: _____

Name: _____

Secretary or Assistant Secretary

DRAFT

CERTIFICATION

I, _____, hereby certify that I am the duly elected and qualified Secretary or Assistant Secretary of the Great Western Park Metropolitan District No. 2, and certify that the Resolution, Budget and all attached exhibits constitutes a true and correct copy of the Resolution, Budget and all exhibits adopted and approved at a meeting of the Board of Directors of the District held on November 14, 2024.

Dated this 14th day of November, 2024.

By: _____

Name: _____

Title: _____

DRAFT

EXHIBIT A

Meeting Notice and Affidavit of Publication

DRAFT

EXHIBIT B

Budget and Budget Message

DRAFT

EXHIBIT C

DLG-70 – Certification of Tax Levies

DRAFT

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

2025 Annual Administrative Resolution

Recitals

A. The Great Western Park Metropolitan District No. 2 (the “**District**”) is a quasi-municipal and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, article 1, Title 32, C.R.S. and is located within Broomfield County, Colorado; and

B. The Board of Directors of the District has a duty to perform certain obligations in order to ensure the efficient operation of the District; and

C. The directors may receive compensation for their services subject to the limitations imposed by § 32-1-902(3)(a)(I) and (II), C.R.S.; and

D. Section 32-1-103(15), C.R.S., requires the Board of Directors to publish certain legal notices in a newspaper of general circulation in the District; and

E. Section 24-6-402, C.R.S., specifies the duty of the Board of Directors at its first regular meeting of the calendar year to designate a public posting place within the boundaries of the District for notices of meetings, in addition to any other means of notice; and

F. Section 32-1-903, C.R.S., states that the Board shall meet regularly at a time and in a location to be designated by the Board; and special meetings shall be held as often as the needs of the special district require, and such meetings may be held (A) (1) telephonically; (2) electronically; or (3) by other means not including physical presence but must provide a method for members of the public to attend the meeting; or (B) at a physical location within the boundaries of the District or which are within the boundaries of any county in which the District is located, or, in any county so long as the meeting location does not exceed twenty miles from the District boundaries, unless an appropriate resolution to hold the meeting in another location is adopted by the Board and notice appears on the meeting agenda; and

G. Section 32-1-903(2), C.R.S., requires that notice of the time and place designated for all regular and special meetings shall be in accordance with § 24-6-402(2)(c), C.R.S., on a website or other online presence of the District which complies with the statutory criteria, or on a physical posting location as designated by the Board and within the limits of the Special District at least 24 hours prior to said meeting; and

H. Section § 32-1-1001(2)(a), C.R.S., requires that a district may fix or increase fees, rates, tolls, penalties, or charges for domestic water or sanitary sewer services only after consideration of the action at a public meeting held at least thirty days after providing notice stating that the action is being considered and stating the date, time, and place of the meeting at which the action is being considered; and

I. In accordance with the Colorado Governmental Immunity Act, the Board is given authority to obtain insurance against liability for injuries for which the District may be liable under the Governmental Immunity Act, and to provide for defense and payment of judgements or settlements against public employees, pursuant to §§ 24-10-110 and 24-10-115, C.R.S.; and

J. Sections 32-1-901(2) and 32-1-902(2), C.R.S., requires the District to obtain an individual, schedule or blanket surety bond in an amount of no less than \$1,000 per director and \$5,000 for the Board Treasurer, and to file such bond with the District Court and the Division of Local Government; and

K. Section 32-1-104.8, C.R.S., requires the District to record a special district public disclosure document and a map of the boundaries of the District with the County Clerk and Recorder of each county in which the District is located by December 31, 2014, and at any time thereafter that an order confirming the inclusion of property into the District is recorded; and

L. Section 32-1-306, C.R.S. requires the District to file a current, accurate map of its boundaries with the Division of Local Government and the Broomfield County Clerk and Recorder and the County Assessor on or before January 1 of each year; and

M. Section 32-1-104(2), C.R.S., requires the District, on or before January 15, to file a copy of the notice required by § 32-1-809, C.R.S. with the Board of County Commissioners, Assessor, Treasurer, Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of Local Government; and

N. Section 32-1-809, C.R.S., requires that on or before January 15 of each year the District will provide a notice to the eligible electors of the District containing the information required by § 32-1-809(1), C.R.S. in the manner set forth in § 32-1-809(2), C.R.S.; and

O. The Local Government Budget Law of Colorado, §§ 29-1-101, et seq., C.R.S., requires the Board to hold a public hearing on proposed budgets and amendments thereto, to adopt budgets, and to file copies of the budgets and amendments thereto; and

P. In accordance with the Public Securities Information Reporting Act, §§ 11-58-101, et seq., C.R.S., issuers of non-rated public securities must file an annual report with the Department of Local Affairs; and

Q. In accordance with § 29-1-604(1), C.R.S., if expenditures and revenues of the District are not in excess of \$100,000, the District may file an exemption from audit with the State auditor; or, in accordance with § 29-1-604(2), C.R.S., if expenditures and revenues of the District are at least \$100,000 but not more than \$750,000 the District may, with the approval of the State Auditor, file an exemption from audit with the State Auditor, or in accordance with § 29-1-603, C.R.S., the governing body of the District shall cause to be made an annual audit of the financial statements for each fiscal year; and

R. The Unclaimed Property Act, §§ 38-13-101, et seq., C.R.S., requires that governmental subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer; and

S. Elections may be held pursuant to the Special District Act, the Uniform Election Code of 1992, and the Colorado Local Government Election Code for the purpose of (1) electing members of the District's Board of Directors; (2) to present certain ballot issues to the eligible electors of the District as required by Article X, § 20 of the Colorado Constitution; and (3) to present certain ballot questions to the eligible electors of the District; and

T. Section 1-1-111, C.R.S., states that all powers and authority granted to the governing body of a political subdivision to call and conduct an election may be exercised by the appointed Designated Election Official; and

U. Sections 1-11-103 and 32-1-104(1), C.R.S., require the District to notify the Division of Local Government of the results of any elections held by the District, including the name and address of all members and officers of the board of directors, and a business address, telephone number and name of the contact person for the District; and

V. Section 32-1-1101.5, C.R.S., requires the District to certify results of any election to incur general obligation indebtedness to the board of county commissioners of each county in which the special district is located or to the governing body of the municipality that has adopted a resolution of approval of the District; and

W. Section 32-1-1604, C.R.S., requires within 30 days of incurring or authorizing general obligation debt that the District record a notice of such debt with the County Clerk and Recorder, on a form prescribed by the Division of Local Government; and

X. In accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S., either the board of county commissioners of each county in which the special district is located, or the governing body of the municipality that has adopted a resolution of approval of the District, may require the District to file an application for quinquennial finding of reasonable diligence; and

Y. Special district directors are governed by §§ 32-1-902(3) and 32-1-902(4), C.R.S., which requires such director to disqualify himself or herself from voting on an issue in which he or she has a conflict of interest unless the director has properly disclosed such conflict in compliance with law, and by the provisions of the Colorado Code of Ethics, §§ 24-18-101, *et seq.*, C.R.S, which provide rules of conduct concerning public officials and their fiduciary duties; and

Z. Section 32-1-902, C.R.S., requires the Board to elect officers, including a Chair of the Board and President of the District, a Treasurer of the Board and District, and a Secretary, who may be a member of the Board; and

AA. The Board of Directors desires to appoint legal counsel for the District to provide legal services and to assist with the operation of the District; and

BB. The Board of Directors desires to appoint an accountant for the District to provide financial services and to assist with the financial operations of the District, and who shall also be designated as the budget officer required to prepare and submit to the Board a proposed District budget by October 15, pursuant to §§ 29-1-104 and 29-1-105 C.R.S.; and

CC. The Board of Directors desires to appoint a District Manager to provide management services in connection with the purposes for which the District was organized; and

DD. Pursuant to §§ 24-71.3-101, *et seq.*, C.R.S., The Uniform Electronic Transaction Act, parties may agree to conduct transactions by electronic means relating to business, commercial and governmental affairs, and that for all documents covered by the Act, if a law requires a record to be in writing, an electronic record satisfies the law.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2:

1. The Board of Directors of the District determines that each director shall not receive compensation for services as a director.
2. The Board designates *The Broomfield Enterprise* as the newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in accordance with applicable statutes.
3. The Board designates the District website; greatwesternparkmd2.colorado.gov as the District's posting location at least 24 hours prior to the meetings. The Board designates a post located at the bulletin board inside the SkyeStone Lodge, 11057 N. Montane Drive, Broomfield, Colorado 80021, which is within the boundaries of the District, as the physical 24-hour posting location pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S.
4. The Board determines to hold regular meetings on June 12, 2025 and November 13, 2025 at 1:00 p.m. via telecommunication platform.
5. The Board directs legal counsel to obtain and maintain insurance for the District, to insure the Directors acting within the scope of employment by the Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board. Additionally, the Board directs legal counsel, to obtain bonds or equivalent insurance coverage as required by §§ 32-1-901(2) and 32-1-902(2), C.R.S., in an amount of no less than \$1,000 per director and \$5,000 for the Board Treasurer, and to file the bond or certificate of insurance with the District Court and the Division of Local Government.
6. The Board designates David Solin as the District's "Primary Representative" and designates Paola Corado as the District's "Alternate Representative" to the SDA Insurance Pool so that District insurance coverage may be timely renewed annually and updated as necessary.
7. The Board directs legal counsel to update the Special District Public Disclosure Document and map with Broomfield County Clerk and Recorder after the initial filing deadline of December 31, 2014, if the District includes additional property and records an Order of Inclusion with the County Clerk and Recorder.
8. The Board directs legal counsel to file an accurate boundary map with the Division of Local Government and the Broomfield County Assessor, as may be required by statute.

9. The Board directs legal counsel to file a copy of the transparency notice as described in § 32-1-809, C.R.S. with the Broomfield County Board of County Commissioners, Assessor, Treasurer, Clerk and Recorder, and the Division of Local Government.

10. The Board directs legal counsel to notify the registered electors in the District of certain specified District information by completing the Special District Transparency Notice as detailed in § 32-1-809, C.R.S. and causing it to be posted to the Special District Association website.

11. The Board designates the District's accountant to serve as the budget officer, and to submit a proposed budget to the Board by October 15th for the following year, and, in cooperation with legal counsel, to schedule a public hearing on the proposed budget; to prepare a final budget, budget resolutions and amendments to the budget, if necessary; to certify the mill levies on or before December 15; and to file the approved budgets and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado.

12. The Board directs the accountant to prepare and file the annual public securities report for nonrated public securities issued by the District, with the Department of Local Affairs on or before March 1st.

13. The Board directs the accountant to prepare or cause to be prepared for filing with the State Auditor either an Audit Exemption and Resolution for approval of Audit Exemption for the prior fiscal year by March 31; or an audit of the financial statements by June 30; further, the Board directs that the Audit be filed with the State Auditor by July 31.

14. The Board directs legal counsel to prepare, if necessary, the Unclaimed Property Act report and forward the report to the State Treasurer by November 1.

15. The Board hereby appoints Natalie M. Fleming, Erb Law, LLC, as the "Designated Election Official" of the District for any elections to be held during 2025 and any subsequent year. The Board hereby grants all powers and authority for the proper conduct of the election to the Designated Election Official, including but not limited to appointing election judges, appointing a canvass board and cancellation, if applicable, of the election.

16. The District directs the Designated Election Official to notify the Division of Local Government of the results of any elections held by the District, including the name and address of all members and officers of the board of directors.

17. The District directs the Designated Election Official to certify results of any election to incur general obligation indebtedness to the Broomfield County Commissioners.

18. Whenever the District authorizes or incurs general obligation debt, the Board directs the Designated Election Official or legal counsel to record a notice of such debt with the Broomfield County Clerk and Recorder, within 30 days of authorizing or incurring the debt, on a form prescribed by the Division of Local Government.

19. The Board directs legal counsel to prepare and file with the Board of County Commissioners of each County in which the special district is located, or to the governing body of the municipality that has adopted a resolution of approval of the District, if requested, the quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.

20. The Board directs management to prepare and file the special district annual report with the County of Broomfield, the Division of Local Government, the State Auditor and shall further deposit a copy of such report with the County Clerk and Recorder per §32-1-207(3)(c), C.R.S.

21. The District hereby directs each present and future member of the Board to execute an Affidavit of Qualification of Director, to be retained in the District's files.

22. The District hereby elects the following officers for the District:

President/Chair of the Board – James Einolf

Treasurer – Michael Clay

Assistant Secretary – Phillip A. Johnson

Assistant Secretary – Russell Heinen

Assistant Secretary – Gerald Hart

23. The Board directs legal counsel to file conflict of interest disclosures provided by Board members with the Secretary of State. In addition, written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S. shall be deemed filed with the Board of Directors of the District when filed with the Secretary of State.

24. The Board extends the current resolution providing for the defense of directors and employees of the District to allow the resolution to continue in effect as written.

25. The Board extends the current disposal of personal identifying information resolution to allow the resolution to continue in effect as written.

26. The Board of Directors appoints the law firm of Erb Law, LLC as legal counsel for the District.

27. The Board of Directors appoints Special District Management Services, Inc. to serve as the District's accountant and to provide accounting services for the District.

28. The Board of Directors appoints Special District Management Services, Inc. to serve as the District's Manager.

29. The Board authorizes its consultants to conduct transactions by electronic means to the extent allowed by the Uniform Electronic Transactions Act.

APPROVED AND ADOPTED this 14th day of November, 2024.

GREAT WESTERN PARK METROPOLITAN
DISTRICT NO. 2

James Einolf, President, Board of Directors

ATTEST

Name: _____
Secretary/Assistant Secretary, Board of Directors

CERTIFICATION

I, _____, Secretary/Asst. Secretary of the Board of Directors of the Great Western Park Metropolitan District No. 2, do hereby certify that the attached and foregoing Resolution is a true and correct copy of the Resolution adopted and approved at a meeting of the Board of Directors of the District held on November 14, 2024.

Dated this ____ day of _____, 2024.

By: _____

Name: _____

Title: _____

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
GREAT WESTERN PARK METROPOLITAN DISTRICT NO. 2**

Calling an Election – May 6, 2025

- A. The Board of Director seats occupied by two directors are subject to election at the May 6, 2025 regular special district election (the “**Election**”); and
- B. Two seats subject to election are for four-year terms; and
- C. These seats are to be voted upon at the Election as required by the Special District Act, Title 32, Article 1, C.R.S. (“**Act**”); and the Uniform Election Code of 1992, Title 1, Articles 1-13, C.R.S., and the Colorado Local Government Election Code, Title 1, Article 13.5, C.R.S. (the “**Code**”); and

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Great Western Park Metropolitan District No. 2 as follows:

1. Date and Time of Election. The regular election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, the Code and other legal requirements.
2. Conduct of Election. The Election shall be conducted as an independent mail-ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.
3. Designated Election Official. Natalie M. Fleming, Erb Law, LLC, shall be the Designated Election Official (“**DEO**”). The DEO is authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code, or other applicable laws. Among other matters, the DEO shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.
4. Self-Nomination and Acceptance Forms. Self-nomination and acceptance forms for the director positions are available at the DEO’s offices: 8480 E. Orchard Road, Suite 3650, Greenwood Village, CO 80111, or by requesting a form via telephone or e-mail: (303) 626-7125 or nfleming@erblawllc.com. All candidates must file self-nomination and acceptance forms with the DEO no later than 5:00 P.M. on February 28, 2025.
5. Cancellation of Election. Pursuant to § 1-13.5-513, C.R.S., if there are not more candidates running than seats to be filled at 5:00 P.M. on February 28, 2025, the DEO shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

6. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

7. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

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DRAFT

ADOPTED AND APPROVED this 14th day of November, 2024.

**GREAT WESTERN PARK METROPOLITAN
DISTRICT NO. 2**

Name: _____
Title: _____

Attest:

Secretary/Assistant Secretary

DRAFT



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: September 23, 2024

RE: Notice of 2025 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (2.5%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.