MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WINDLER PUBLIC IMPROVEMENT AUTHORITY

Held: Thursday, January 20, 2022, at 12:10 p.m. at 5750 DTC Parkway, Suite 210, Greenwood Village, Colorado 80111 and via zoom link.

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| Attendance | The regular meeting of the Board of Directors (the “Board”) of the Windler Public Improvement Authority (the “Authority”) was called and held as shown in accordance with the Colorado law. The following directors confirmed their qualification to serve on the Board:  Chris Fellows  Tim O’Connor  Tom Kaufman  Absent (Excused):  None.  Also present were Matt Ruhland of Cockrel Ela Glesne Greher & Ruhland, P.C; Diane Wheeler of Simmons & Wheeler, P.C. (via zoom); Barney Fix of Merrick & Company (via zoom); Clint Waldron and Megan Murphy of White Bear Ankele Tanaka & Waldron (via zoom); and Dustin Anderson, Alberta Development. |
| Call to Order | President Fellows noted that a quorum of the Board was present and the directors confirmed their qualifications to serve. |
| Disclosure Matters | Mr. Ruhland advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. Mr. Ruhland reported that written disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State prior to the meeting. The Board reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required by 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. |
| Approval of Agenda | Following discussion and upon motion made by President Fellows, seconded by Director O’Connor and unanimously carried, the Board approved the agenda. |
| Public Comment | None. |
| Meeting Minutes | Mr. Ruhland presented the Board with the December 16, 2021 Meeting minutes. Upon motion duly made by President Fellows, seconded by Director O’Connor and unanimously carried, the Board approved the minutes from the December 16, 2021 Meeting as presented. |
| Requisition of Funds No. 6 | Mr. Fix presented the Requisition of Funds No. 6 in the amount of $936,219.48. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Requisition of Funds No. 6. |
| Intergovernmental Agreement between Adams County and the Authority regarding 48th Avenue Regional Improvements | Mr. Ruhland presented the Board with the Intergovernmental Agreement between Adams County and the Authority regarding 48th Avenue Regional Improvements. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Intergovernmental Agreement. |
| 48th Avenue Regional Improvements Escrow Agreement | Mr. Ruhland presented the Board with the 48th Avenue Regional Improvements Escrow Agreement. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the 48th Avenue Regional Improvements Escrow Agreement. |
| Additional Scope of Services to the Services Agreement with Superbloom regarding Landscape Design – 1881 Windler Homestead Farm Park | Mr. Ruhland discussed the Additional Scope of Services to the Services Agreement with Superbloom regarding Landscape Design – 1881 Windler Homestead Farm Park with the Board. Following discussion, a motion duly made by President Fellows, seconded by Director O’Connor, the Board approved the Additional Scope of Services with Superbloom. |
| Construction Update | President Fellows provided a construction update. |
| Other Matters | None. |
| Adjournment | There being no further business to come before the Board the meeting was adjourned. |



Secretary for the Meeting