

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

THE PEAKS INDUSTRIAL METROPOLITAN DISTRICT

Held: Friday, November 19, 2021, at 9:30 A.M. at 1641 California Street, Suite 300, Denver CO 80202, via Zoom Teleconference.

Attendance

The special meeting of the Board of Directors of the 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:

Dianne Leta Benitez
Robert James Benitez

Also present was: Dianne Miller Sonja Steele and Rhonda Bilek, Miller & Associates Law Offices, LLC; and Bill Dohr.

Call to Order

Ms. Miller noted that a quorum of the Board was present and the Directors confirmed their qualification to serve.

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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Director D. Benitez disclosed her interests as a purchaser under a vacant land contract for property within the Districts under which she qualifies as a director. This disclosure is associated with approval of items on the agenda that may affect her interest.

Director R. Benitez disclosed his interests as a purchaser under a vacant land contract for property within the Districts under which he qualifies as a director. This disclosure is associated with approval of items on the agenda 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 – The minutes for the September 17, 2020 meeting were reviewed by the Board. Upon motion by Director R. Benitez and second by Director D. Benitez, the Board unanimously approved the minutes as presented.

Public Hearing to Consider 2022 Budget Ms. Miller presented a proposed budget for 2022. Ms. Miller noted that notice of the public hearing for the budget was posted in three locations within the boundaries of the District and otherwise published in accordance with Colorado law. Upon motion of Director R. Benitez and second by Director D. Benitez, Director D. Benitez opened the public hearing. No one providing any comments to the budget, upon motion by Director R. Benitez and second by Director D. Benitez, Director R. Benitez closed the hearing.

Approval of 2022 Budget Ms. Miller advised the Board of the details of the 2022 budget. Upon review and discussion and upon the motion of Director R. Benitez and second by Director D. Benitez, the Board unanimously approved the proposed budget for 2022, subject to receipt of the final assessed value of the District by the County Assessor, and appropriated the funds therefore. Pursuant to Colorado law, a mill levy of 25 mills will be certified for collection in 2022. The Board also authorized the execution of its budget resolution containing details of the Board action.

Approval of 2022 Annual Administrative Resolution Ms. Miller presented the Board with the 2022 annual administrative resolution. The Board requested position changes. Dianne Benitez position will be the president and Robert Benitez position will be Secretary/Treasurer. Upon motion of Director R. Benitez and second by Director D. Benitez, the Board unanimously

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	approved the annual administrative resolution subject to changes.
Approval of the Compliance Resolution	Ms. Miller presented the Board with the compliance resolution. Upon motion of Director R. Benitez and second by Director D. Benitez, the Board unanimously approved the annual administrative resolution.
Consider Resolution Waiving Workers' Compensation Insurance for 2022	Ms. Miller presented to the Board the Resolution Waiving Workers' Compensation Insurance for 2022. Upon motion by Director D. Benitez and second by Director R. Benitez, the Board unanimously approved the resolution.
Consider Resolution Calling an Election for May 3, 2022	Ms. Miller presented to the Board the Resolution Calling an Election for May 3, 2022. Upon motion by Director D. Benitez and second by Director R. Benitez, the Board unanimously approved the resolution.
Reimbursement to Amberhill	The Board discussed the reimbursement to Amberhill. Upon motion by Director D. Benitez and second by Director R. Benitez, the Board unanimously approved the reimbursement to Amberhill for \$94,000.
Update on Legislation	Ms. Miller reported the changes and how the legislative changes will affect metropolitan districts.
Other Business	There was no other business 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 9:28 AM.

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Robert James Benitez

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Secretary for the District