

## RECORD OF PROCEEDINGS

### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF COPPERLEAF METROPOLITAN DISTRICT NO. 6

Held: Friday, July 26, 2024, at 11:15 a.m. via Zoom  
video/telephone conference. The meeting was  
open to the public.

#### Attendance

A Special Meeting of the Board of Directors of the  
Copperleaf Metropolitan District No. 6, County of  
Arapahoe, State of Colorado, was called and held as  
shown above and in accordance with the applicable  
statutes of the State of Colorado, with the following  
Directors present and acting:

Richard A. Frank, President  
Marc Cooper, Treasurer  
Daniel Frank, Assistant Secretary  
Robert P. Manlove, Jr., Assistant Secretary

Following discussion, and upon motion duly made by  
Director D. Frank, seconded by Director M. Cooper, and  
upon vote unanimously carried, the Board excused the  
absence of Director Jonathan Alpert.

#### Also present were:

Paula Williams, Esq., Kalen Hilliker, Esq., and Craig  
Sorensen; McGeady Becher P.C.  
Cathy Hamilton; Simmons & Wheeler, P.C.  
Michael Wolfersperger; Independent District  
Engineering Services, LLC  
Eric R. "Rick" Miller; Copperleaf MD Nos. 1, 5, 7, 8  
and 9  
Tracy Brooks; Copperleaf MD Nos. 3, 4 and 9  
Uri Hoffman and Brandon Rogoff; Members of the  
Public / Board Candidates

#### 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 Mr. Sorensen that disclosures of potential conflicts of  
interest were filed with the Secretary of State for all  
directors, and no new conflicts of interest were disclosed

at the meeting.

Quorum / Meeting Location /  
Posting of Notices

Mr. Sorensen confirmed the presence of a quorum. 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.

The Board determined that the meeting would take place via Zoom video/telephone conference. Mr. Sorensen reported that notice was duly posted on the website of the District, and that no objections to the meeting location or the video/telephonic manner of the meeting, or any requests that the meeting location or video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

24-Hour Notice Posting  
Location

Following discussion, the Board designated the location for posting of 24-hour meeting notices as the District website. If the website is not available, physical notice will be posted at the southeast corner of S. Picadilly St. and E. Radcliff Pkwy., unincorporated Arapahoe County.

Approval of Agenda

The Board reviewed the agenda for the meeting. Following review and discussion, and upon motion duly made by Director D. Frank, seconded by Director M. Cooper, and upon vote unanimously carried, the Board approved the agenda.

Website Accessibility

Attorney Williams discussed with the Board the new legislative requirements regarding website accessibility. No action was taken by the Board.

Consent Agenda

Following review, upon motion duly made by Director D. Frank, seconded by Director M. Cooper, and upon vote unanimously carried, the Board approved, or ratified approval of (as appropriate) the Consent Agenda items, as follows:

- Approve minutes of the November 14, 2023 Regular Meeting.
- Approve minutes of the November 14, 2023 Annual Meeting.

Unaudited Financial  
Statements

Ms. Hamilton reviewed with the Board the unaudited financial statements for the period ending December 31, 2023.

Following review and discussion, and upon motion duly made by Director D. Frank, seconded by Director M. Cooper, and upon vote unanimously carried, the Board

accepted the unaudited financial statements for the period ending December 31, 2023.

#### 2023 Budget Amendment

The President opened the public hearing to consider a proposed amendment to the 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Ms. Hamilton informed the Board that an amendment to the 2023 Budget is required.

Following discussion, and upon motion duly made by Director D. Frank, seconded by Director M. Cooper and upon vote unanimously carried, the Board adopted Resolution No. 2024-07-01, Resolution of the Copperleaf Metropolitan District No. 6 to Amend the 2023 Budget. District Counsel was directed to make the appropriate statutory filings.

#### 2023 Audit

Ms. Hamilton reviewed the 2023 Audit with the Board.

Following review and discussion, and upon motion duly made by Director D. Frank, seconded by Director M. Cooper, and upon vote unanimously carried, the Board approved the 2023 Audit, subject to final review by counsel, and authorized execution of the Representations Letter.

#### Legal Matters

There were no legal matters.

#### Resignation / Appointment of Director

Director Richard A. Frank tendered his resignation from the Board of Directors, to be effective immediately.

Following discussion, and upon motion duly made by Director D. Frank, seconded by Director M. Cooper, and upon vote unanimously carried, the Board appointed qualified individual Uri Hoffman to the Board of Directors.

#### Appointment of Officers

Following discussion, upon motion duly made by Director D. Frank, seconded by Director M. Cooper, and upon vote unanimously carried, the Board appointed the following officers:

- President: Uri Hoffman
- Vice President: Robert P. Manlove, Jr
- Assistant Secretary: Jonathan Alpert
- Assistant Secretary: Daniel Frank
- Assistant Secretary: Marc Cooper
- Secretary: Craig Sorensen

Other Business

There was no other business.

Adjournment

There being no further business coming before the Board, upon motion duly made by Director D. Frank, seconded by Director M. Cooper, and upon vote unanimously carried, the meeting was adjourned.

The foregoing Minutes were approved by the Board of Directors on November 12, 2024.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

*Craig Sorensen*

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Secretary