

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE EASTPARK70 METROPOLITAN DISTRICT (THE “DISTRICT”) HELD SEPTEMBER 10, 2025

A special meeting of the Board of Directors of the Eastpark70 Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, September 10, 2025, at 2:00 p.m., and held via Zoom videoconference. The meeting was open to the public.

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#### ATTENDANCE

##### **Directors In Attendance Were:**

Dan Velazquez

##### **Also, In Attendance Were:**

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

Elisabeth A. Cortese, Esq.; McGeady Becher Cortese Williams P.C.

Brett Ellen and Anne Hornick; Board Candidates

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#### PUBLIC COMMENT

There were no public comments.

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#### ADMINISTRATIVE MATTERS

**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 Cortese 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.

**Acting President:** Director Velazquez was appointed as Acting President for the special meeting.

**Quorum/Confirmation of Meeting Location/Posting of Notice:** Mr. Solin 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. It was noted that the District Board meeting was held and properly noticed to be held via video / telephonic means

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(Zoom). The Board further noted that notice providing the date, time and Zoom access information was duly posted and that they have not received any objections or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Velazquez, 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 at least 24 hours prior to each meeting on the District's website at: <https://eastpark70md.colorado.gov>, or if posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: light pole on the southeast corner of Smith Road and Ensenada Street.

**Agenda:** The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the Board approved the Agenda, as amended.

**Minutes of the November 1, 2024 Regular Meeting:** The Board reviewed the Minutes of the November 1, 2024 Regular Meeting.

Following review, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the Board approved the Minutes of the November 1, 2024 Regular Meeting.

**Results of May 6, 2025 Election:** Mr. Solin discussed the results of the May 6, 2025 Election with the Board, noting that the election had been cancelled, as allowed by statute, because there were not more candidates than seats available on the Board. It was further noted that Dan Velazquez and Brett Ellen had both been elected by acclamation to 2-year terms expiring in May, 2027 and Tyler Butterworth and Kasia Minor had both been elected by acclamation to 4-year terms expiring in May, 2029. Oaths were not timely administered to Brett Ellen and Tyler Butterworth resulting in vacancies for those two seats, along with an additional vacancy for a 2-year term.

**Board Resignation:** The Board acknowledged the resignation of Kasia Minor from the Board of Directors, effective August 5, 2025.

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## **FINANCIAL MATTERS**

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

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Fund	Special Payment Nov. 2024	Period Ending Jan. 2025	Period Ending Apr. 2025
General	\$ 7,289.01	\$ 9,786.74	\$ 8,299.68
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 7,289.01	\$ 9,786.74	\$ 8,299.68

Fund	Period Ending May 2025	Period Ending Jul. 2025
General	\$ 2,909.93	\$ 8,756.77
Debt	\$ 51,323.43	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 54,383.36	\$ 8,756.77

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

**Unaudited Financial Statements:** Mr. Solin reviewed the unaudited financial statements for the period ending June 30, 2025 with the Board.

Following discussion, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the Board accepted the unaudited financial statements.

**Public Hearing on Amendment to 2024 Budget:** Director Velazquez opened the public hearing to consider an amendment to the 2024 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 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.

Following discussion, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the Board adopted the Resolution to Amend the 2024 Budget.

**2024 Audit:** Mr. Solin reviewed the 2024 Audit with the Board.

Following discussion, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the Board approved the 2024 Audit, subject to final legal review and receipt of a clean opinion from the auditor, and authorized execution of the Representations Letter.

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### LEGAL MATTERS

**Board Appointment:** The Board discussed the vacancies on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancies on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible electors, Brett Ellen and Anne Hornick, were nominated to serve on the Board.

Following discussion, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the Board appointed Brett Ellen and Anne Hornick to fill vacancies on the Board, subject to administration and filing of Director Oath documents.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the following slate of officers were appointed for the District:

President: Brett Ellen  
Treasurer: Anne Hornick  
Secretary: David Solin  
Asst. Secretary: Dan Velazquez

**Appointment of Aurora Regional Transportation Authority (ARTA) Board Member Representative:** The Board discussed the need to appoint an ARTA Board member representative.

Following discussion, upon motion duly made by Director Velazquez, and upon vote unanimously carried, the Board designated Brett Ellen as the District representative to the ARTA Board.

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### OTHER BUSINESS

There was no other business.

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### ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By   
Secretary for the Meeting