

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF CHERRY CREEK CORPORATE CENTER METROPOLITAN DISTRICT

Held: Tuesday, December 6, 2022, at 1:30 p.m. via
Zoom video/telephone conference. The meeting
was open to the public.

Attendance

A Regular Meeting of the Board of Directors of the
Cherry Creek Corporate Center Metropolitan District,
City of Glendale, Arapahoe County, 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:

Marc Bradac, President
George Turtle, Treasurer
Heather Kunckel, Secretary

Also present were:

Suzanne Meintzer, Esq. and Craig Sorensen; McGeady
Becher P.C.

Kimberly Johannis; Simmons & Wheeler, P.C.

David McCleve; Bridge Investment Group, LLC (for a
portion of the meeting)

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.

Designation of 24-Hour Posting Location

Following discussion, and upon motion duly made by Director Bradac, seconded by Director Turtle, and upon vote unanimously carried, the Board designated the location for the posting of 24-hour meeting notices as the District website. If for any reason notice cannot be posted on the website, physical notice will be posted In the building lobby next to the tenant directory at 4500 Cherry Creek Drive South.

Approval of Agenda

The Board reviewed the Agenda for the meeting. Following review and discussion, upon motion duly made by Director Bradac, seconded by Director Turtle, and upon vote unanimously carried, the Board approved the Agenda, as presented.

May 3, 2022 Regular Directors' Election (the "Election")

Mr. Sorensen informed the Board that the Election was cancelled, as permitted by statute, because there were not more candidates than seats available. He noted that Director Kunckel was deemed elected to a 1-year term ending in May 2023, and Director Turtle was deemed elected to a 3-year term ending in May 2025.

Appointment of Officers

Following discussion, upon motion duly made by Director Bradac, seconded by Director Kunckel, and upon vote unanimously carried, the Board appointed the following officers:

- President: Marc Bradac
- Secretary: Heather Kunckel
- Treasurer: George Turtle

Minutes of December 7, 2021 Special Meeting

The Board reviewed the minutes of the December 7, 2021 Special Meeting. Following review and discussion, upon motion duly made by Director Bradac, seconded by Director Kunckel, and upon vote unanimously carried, the Board approved the minutes, as presented.

2023 Meeting Schedule / Meeting/Posting Resolution

The Board discussed the regular meeting schedule for 2023. Following discussion, the Board determined that a regular meeting for 2023 would be scheduled on Tuesday, December 5, 2023 at 1:30 p.m., such meeting to be held virtually.

Following review and discussion, and upon motion duly

made by Director Turtle, seconded by Director Bradac, and upon vote unanimously carried, the Board adopted Resolution No. 2022-12-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

Insurance Renewal / SDA
Membership

Mr. Sorensen informed the Board that renewal of the District's liability and workers' compensation insurance policies for 2023 are in process, and that the District's membership in the Special District Association will be renewed in January 2023.

Following discussion, and upon motion duly made by Director Bradac, seconded by Director Turtle, and upon vote unanimously carried, the Board authorized the renewals.

District Website

Mr. Sorensen informed the Board that the District website is now fully functional.

Claims

Ms. Johanns reviewed with the Board the claims for the period of December 8, 2021 through December 6, 2022.

Following review and discussion, upon motion duly made by Director Bradac, seconded by Director Kunckel, and upon vote unanimously carried, the Board ratified paid claims in the amount of \$38,373.65, represented by check nos. 2025-2053.

Unaudited Financial
Statements

Ms. Johanns reviewed with the Board the unaudited financial statements for the period ending September 30, 2022.

Following review and discussion, upon motion duly made by Director Kunckel, seconded by Director Turtle, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2022, as presented.

2021 Audit

Following review and discussion, upon motion duly made by Director Bradac, seconded by Director Kunckel, and upon vote unanimously carried, the Board ratified the approval of the 2021 audit and the authorization to execute the Management Representation Letter.

2022 Audit Preparation

Following review and discussion, upon motion duly made by Director Bradac, seconded by Director Kunckel, and upon vote unanimously carried, the Board approved the engagement of Schilling & Company, Inc. to prepare the 2022 Audit, for an amount not to exceed \$5,800.

2022 Budget Amendment

Director Bradac opened the public hearing to consider an amendment to the 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2022 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. Johans informed the Board that an amendment to the 2022 Budget was required.

Following review and discussion, upon motion duly made by Director Turtle, seconded by Director Bradac, and upon vote unanimously carried, the Board adopted Resolution No. 2022-12-02, Resolution of the Cherry Creek Corporate Center Metropolitan District to Amend the 2022 Budget. District Counsel was directed to make the appropriate statutory filings.

2023 Budget

Director Bradac opened the public hearing to consider the proposed 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 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. Johans reviewed the estimated 2022 expenditures and the proposed 2023 expenditures.

It was noted that the District will not impose a mill levy.

Director Bradac then moved (seconded by Director Turtle) to adopt the 2023 Budget (subject to changes discussed at the meeting) and the Board considered adoption of Resolution No. 2022-12-03 to Adopt the

2023 Budget and Appropriate Sums of Money. Following discussion, and upon vote unanimously carried, the Board adopted the Resolution and authorized execution of the Certification of Budget. District Counsel was directed to transmit the Certification of Tax Levies (zero mill levy) to the Board of County Commissioners of Arapahoe County not later than December 15, 2022. District Counsel was further directed to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2023.

DLG-70 Certification of Tax Levies

Following discussion, upon motion duly made by Director Kunckel, seconded by Director Bradac, and upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”) (zero mill levy), and directed District Counsel to file the Certification with the Board of County Commissioners and other interested parties.

Preparation of 2024 Budget

Following discussion, upon motion duly made by Director Bradac, seconded by Director Kunckel, and upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2024 Budget, and directed the 2024 Budget be identical to the 2023 Budget, unless otherwise directed by a Board Member.

Section 32-1-809, C.R.S. Requirements (Transparency Notice)

Mr. Sorensen discussed the special district transparency requirements of Section 32-1-809, C.R.S. with the Board. Following discussion, the Board directed District Counsel to post the transparency notice on the Special District Association website and on the District’s website.

May 2, 2023 Regular Directors’ Election (“Election”)

Mr. Sorensen discussed the Election with the Board. Following discussion, upon motion duly made by Director Kunckel, seconded by Director Bradac, and upon vote unanimously carried, the Board adopted Resolution No. 2022-12-04 Calling a Regular Election for Directors on May 2, 2023, appointing Craig Sorensen of McGeady Becher P.C. as Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Other Business

Mr. McCleve requested an informal summary of the cash flow on the District's bonds through maturity. Ms. Johanns indicated she will provide the summary to Mr. McCleve.

Adjournment

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

The foregoing Minutes were approved by the Board of Directors on December 5, 2023.

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

Marc R. Bradac

President