

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THOMPSON CROSSING METROPOLITAN DISTRICT NO. 2

HELD
August 8, 2025

The Special Meeting of Thompson Crossing Metropolitan District No. 2 was held via Microsoft Teams and Teleconference on Friday, August 8, 2025, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:

Gary Gerrard, President & Chairperson
Todd Williams, Secretary
Nathan Gerrard, Treasurer
Jelena Subotic, Asst. Secretary & Asst. Treasurer

Directors Absent, Excused:

Dale Bohner, Vice President

Also in Attendance:

George Rowley & Audrey Johnson; White Bear Ankele Tanaka & Waldron.

Kevin Mitts and John Callahan III; Pinnacle Consulting Group, Inc. _____

ADMINISTRATIVE ITEMS

Call to Order: The Special Meeting of the Board of Directors of the Thompson Crossing Metropolitan District No. 2 was called to order by Mr. Mitts at 1:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Mitts noted that a quorum was present, with four out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. Rowley advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Rowley reported that disclosures for those Board Members who provided notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Rowley inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

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Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Williams, seconded by Director Gary Gerrard, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Mr. Mitts reviewed the items on the consent agenda with the Board. Mr. Mitts advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Williams, Seconded by Director Nathan Gerrard, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- A. Minutes – May 19, 2025, Special Meeting.
- B. Ratification of Payment of Claims.

FINANCIAL ITEMS

Financial Statements: Mr. Mitts reviewed the Unaudited Financial Statements for the period ending June 30, 2025, with the Board and answered questions. Following review and discussion, upon a motion duly made by Director Williams, seconded by Director Nathan Gerrard, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending June 30, 2025, as presented.

LEGAL ITEMS

Discussion of Legislative Summary: Mr. Rowley presented the legislative summary for HB25-1219, outlining the specific provisions of the legislation and their potential impact on the district. He also addressed questions from the Board and provided clarifications as needed.

Discussion of Annual Meeting Notice: Mr. Rowley reviewed and discussed the Annual Meeting Notice. Mr. Rowley addressed questions from the Board and provided clarifications, as necessary.

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Discussion of Website Compliance Status: Mr. Rowley reviewed the website compliance updates with the Board and provided further insight into how the updates affect the district.

Discussion on Status of Crown Apartment Improvements: Mr. Rowley reviewed the Status of the Crown Apartment Improvements with the board and took questions.

Discussion and Approval of the Purchase of Outlot A from Regan West Properties, LLCU: Mr. Rowley presented the Purchase Agreement for Outlot A to the Board and responded to questions. Director Gary Gerrad recused himself from the discussion. Following review and discussion, upon a motion duly made by Director Williams, seconded by Director Nathan Gerrard, and unanimously carried by vote, it was

RESOLVED to approve the purchase of Outlot A from Regan West Properties, LLC, subject to an Environmental Warranty and the completion of Phase 1.

Discussion and Consider Ratification of Settlement Agreement with Loveland Hospitality: Ms. Rowley presented the Settlement Agreement with Loveland Hospitality from the Agenda to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Williams, seconded by Director Nathan Gerrard, and upon vote, unanimously carried, it was

RESOLVED to ratify the Settlement Agreement with Loveland Hospitality.

Discussion and Consider Approval of November 2025 Election Resolution: Ms. Rowley presented the November 2025 Election Resolution and responded to questions from the Board. Following review and discussion, a motion was duly made by Director Williams, seconded by Director Nathan Gerrard, to table the approval of the Resolution for further consideration at a future meeting. Upon vote, the motion was unanimously approved by the Board.

DIRECTOR
COMMENT

Director Comment: Director Subotic expressed her agreement with the Board's actions regarding agenda item IV.G

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EXECUTIVE
SESSION

Executive session, pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice on specific legal questions, was not held.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Williams, seconded by Director Nathan Gerrard, and upon vote, unanimously carried, the meeting was adjourned at 2:04 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,



John Callahan III, Recording Secretary for the Meeting