

RECORD OF PROCEEDING

MINUTES OF A SPECIAL JOINT MEETING OF THE BOARD OF DIRECTORS OF:

DACONO ESTATES METROPOLITAN DISTRICT AND THE PEAKS INDUSTRIAL METROPOLITAIN DISTRICT

HELD THURSDAY, NOVEMBER 7, 2024, AT 1:00 P.M.

ADMINISTRATIVE ITEMS

The special joint meetings of the Board of Directors of the Dacono Estates Metropolitan District and The Peaks Industrial Metropolitan District, Weld County, Colorado, was called to order on the day shown above by Ms. Miller in accordance with the laws of the State of Colorado. The following Directors were acting:

Milton B Gabrielski, President

Also present was Dianne Miller, Sonja Steele and Rhonda Bilek, Miller Law, pllc and Bill Dohr, Developer.

CALL TO ORDER AND DECLARATION OF QUORUM

A quorum of the Board was present, and the meeting was called to order at 1:02 p.m.

CONFLICTS OF INTEREST AND 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 Boar determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boar to act.

Milton B Gabrielski disclosed his interests as a purchaser under a vacant land contract for properties with the Districts under which he qualifies as a director. This disclosure is associated with approval of items on the agendas that may affect his interest.

Written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting.

MINUTES

Director Gabrielski moved to approve the minutes of the meeting held on April 23, 2024, The Peaks Industrial MD, as presented.

PUBLIC HEARINGS

Ms. Miller noted that notices of the public hearings were posted on the Districts websites and otherwise published in accordance with Colorado Law. Upon motion by Director Gabrielski the public hearings were opened. There being no public in attendance and no comments provided, and upon motion by Director Gabrielski, the public hearings were closed.

CONSIDER APPROVAL OF 2024 BUDGET AMENDMENTS, IF NECESSARY

Ms. Miller noted that after reviewing no budget amendments are necessary for either Dacono Estates MD or The Peaks Industrial MD.

CONSIDER APPROVAL OF 2025 BUDGETS

1. **Review and Consider Approval of 2025 Budget for Dacono Estates MD:** Ms. Miller reviewed the proposed 2025 budget. Note proposed mill levy at 55.664. Director Gabrielski would like the budget to reflect the director's fees as a specific line item. Director Gabrielski moved to approve the proposed budget, certify mill levy and appropriate expenditures, subject to receipt of the final assessed AV by the County Assessor office.
2. **Review and Consider Approval of 2025 Budget for The Peaks Industrial MD:** Ms. Miller reviewed the proposed 2025 budget. Note proposed mill levy at 25.000. Director Gabrielski would like the budget to reflect the director's fees as a specific line item. Ms. Miller reviewed the district's service plan regarding advance development. Director Gabrielski moved to approve the proposed budget, certify mill levy and appropriate expenditures, subject to receipt of the final assessed AV by the County Assessor office.

CONSIDER APPROVAL OF 2025 ANNUAL ADMINISTRATIVE RESOLUTIONS

Ms. Miller reviewed the administrative resolutions for both districts. Director Gabrielski moved to approve both district resolutions as presented.

CONSIDER APPROVAL OF RESOLUTION WAIVING WORKERS' COMPENSATION INSURANCE FOR 2025

Ms. Miller noted by waiving workers compensation insurance it will save the districts money. Director Gabrielski moved to approve both district resolutions as presented.

CONSIDER APPROVAL OF THE RESOLUTION CALLING AN ELECTION FOR MAY 6, 2025

Ms. Miller presented election resolutions for both districts. Director Gabrielski moved to approve both district resolutions as presented.

CONSIDER APPROVAL OF THE RESOLUTION AMENDING THE CORA POLICY

Ms. Miller presented the resolution Amending the CORA Policy for both districts. Director Gabrielski moved to approve both district resolutions as presented.

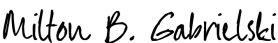
OTHER BUSINESS

There was none.

ADJOURNMENT

Director Gabrielski moved to adjourn the meeting at 1:22 p.m.

Respectfully submitted,

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Secretary for the Meeting