

RECORD OF PROCEEDINGS

MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF WESTERLY CREEK METROPOLITAN DISTRICT

HELD
September 21, 2026

The Annual Meeting of the Board of Directors of Westerly Creek Metropolitan District was held at the MCA Cube, 8371 Northfield Blvd, Denver, CO 80238 and via Zoom and Teleconference on Monday, September 21, 2026, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:

Robert Douglas Marsh, President
Jack Seward, Vice President
Matthew Blackburn, Treasurer
Omid Jazaeri, Secretary
John Karner, Assistant Secretary

Also in Attendance:

Kevin Mitts, Matt Sorenson, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
Lee Freedman, Esq.; VF-Law
Several Members of the Public

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Marsh noted that a quorum was present, with five out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. The Annual Meeting of the Board of Directors of the Westerly Creek Metropolitan District was called to order by Director Marsh.

Disclosure of Potential Conflicts of Interest: Mr. Mitts 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. Mitts reported that disclosures for those Board Members who provided Pinnacle Consulting Group, Inc. with 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. Mitts 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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ANNUAL MEETING REQUIREMENTS

Presentation regarding the status of Public Infrastructure Projects within the District: Director Marsh and Director Seward noted there are no active Public Infrastructure Projects within the District. Director Seward provided a presentation regarding Housing Projects managed by the Park Creek Metropolitan District.

Review of Unaudited Financial Statements: Mr. Sorenson reviewed the Unaudited Financial Statements for the period ending June 30, 2026, and answered questions.

Presentation regarding the status of Outstanding Bonds: Director Marsh noted all Bonds are the responsibility of Park Creek Metropolitan District and therefore, this requirement was not applicable to Westerly Creek Metropolitan District and was not presented.

Open Floor for Questions: Director Marsh opened the floor to the public for questions.

Steve Christian of the public in person requested clarification regarding the purpose and organizational structure of the Westerly Creek Metropolitan District compared to the Park Creek Metropolitan District and Director Marsh and Director Seward responded.

Steve Christian of the public in person asked if traffic is considered as part of the new Park Creek Metropolitan District developments and Director Seward responded describing City of Denver responsibilities and planning considerations for traffic.

Steve Christian of the public in person inquired regarding trash and litter pick up responsibilities and the Board discussed the responsibilities and noted they are the responsibility of the City of Denver.

Tim G. asked how speed bumps could be installed on specific roads in the District and the Board noted it would be the responsibility of the City of Denver and suggested residents contact their City representatives and to call 311 when speeding issues persist.

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ADJOURNMENT

There being no further business to come before the Board, Director Marsh adjourned the meeting.

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

Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting