

**RECORD OF PROCEEDINGS  
MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF  
FOUR CORNERS BUSINESS IMPROVEMENT DISTRICT**

**HELD:** Thursday, April 11, 2024, at 9:30 a.m. via telephone conference

**ATTENDANCE:**

A regular meeting of the Board of Directors of the Four Corners Business Improvement District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado; a conference telephone was in use at the meeting location in compliance with C.R.S. 24-6-402-(1)(b), with the following directors present and acting:

David Waldner (by videoconference/phone)  
David Starnes (by videoconference/phone)  
Bill Cross (by videoconference/phone)  
Andrew Hays (by videoconference/phone)  
Tim Westbrook (by videoconference/phone)

Also, present by videoconference/phone: Joe Norris, Cockrel Ela Glesne Greher & Ruhland, PC, District Counsel; Diane Wheeler and Kelsey Mitchell, Simmons and Wheeler; District Accountants; Angela Elliott, District Manager; and Lucie Stuchlikova, Assistant District Manager, Teleos Management Group; and, Dan Hubbard. There were no members of the public present.

**CALL TO ORDER:**

On behalf of the Board, District Counsel, Joe Norris called the meeting to order at 9:32 a.m. and noted for the record that a quorum was present.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

The Board noted that disclosure statements had been filed with the Office of the Colorado Secretary of State and with the Board of Directors of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said disclosures be incorporated herein.

**APPROVAL OF AGENDA:**

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board accepted the agenda as presented.

**PUBLIC COMMENT:** None

**APPROVAL OF MINUTES:**

The Board reviewed the minutes of the March 14, 2024, special meeting. Following discussion, upon motion duly made by Director Waldner, seconded by Director Starnes,

upon vote and unanimously carried, the Board approved the minutes of the March 14, 2024, special meeting.

**LEGAL MATTERS:**

A. Discussion on Boundary Changes

District Counsel Norris discussed there were no updates at this time, but the item will remain on the agenda for future meetings to provide update on the status to the Board.

**DIRECTOR MATTERS:** None

**FINANCIAL MATTERS:**

A. Payment of Claims

Following discussion, upon motion duly made by Director Waldner, seconded, by Director Starnes, upon vote and unanimously carried, the Board approved the claims in the amount of \$1464.00.

B. Financial Statements

The April 2024 Financial Statements were not available for review.

C. Adoption of Resolution Ratifying Pay Request #18 and Requisition of Project Funds in the amount approximate amount of \$219,866.72.

Following discussion, upon motion duly made by Director Waldner, seconded by Director Starnes, upon vote and unanimously accepted, the Board adopted the Resolution Ratifying Pay Request #18 and Requisition of Project Funds in the approximate amount of \$219,866.72.

**MANAGEMENT MATTERS:** None

**OTHER BUSINESS:** None

**ADJOURNMENT:**

There being no further business to come before the Board, the meeting was adjourned by Director Waldner at 9:39 a.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Board of Directors of the Four Corners Business Improvement District.

Respectfully,  
DocuSigned by:

*David Starnes*

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Secretary of the Board