

BNC METROPOLITAN DISTRICT NO. 1

Special Board Meeting Minutes

Meeting Date: Thursday, April 3, 2025

Meeting Time: 6:21pm to 7:33pm

Meeting Location: Online

I. Roll Call (6:21 pm)

The special meeting for the BNC Metropolitan District #1 (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Jeff Trzeciak	President	Present
Thomas Kivett	Vice President	Present
Arthur Tucker	Director	Absent
Rob Hodnet		Present
Vacancy		

Also, in attendance was Charles Wolfersberger (District Manager), Jennifer Brink, with Wolfersberger, LLC. And General Counsel Paul Rufien (Paul Rufien, PC) No other homeowners attended the meeting.

II. Call to Order

The meeting was called to order by the District Manager. District Manager noted that a quorum of the Board was present, the Directors confirmed their qualification to serve and, therefore, called the annual townhall meeting of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which all directors disclosed no conflicts of interest with the topics to be discussed at the meeting.

IV. Director Matters- None

V. Public Comments

VI. Administrative and Contractual Matters

- 1) Review and approve meeting agenda: The board reviewed the agenda by the District Manager. Director Trzeciak moved to approve the agenda as amended including additional Executive Session. Director Kivett seconded the motion and the board voted 3-0 to approve the agenda

VII. Executive Session

At 6:24 pm, Director Jeff Trzeciak motioned to convene the meeting to executive session per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding the May 01, 2023 complaint jointly filed by BNCMD1 and BNCMD2 against BNCMD3 (controlled by Catellus Inc.) and five individuals (employees of Catellus Inc. and spouses of employees) regarding, among other issues, the 2017 tri-party cost sharing intergovernmental agreement and related cash transfers from BNCMD1 and BNCMD2 to BNCMD3 Director Hodnet seconded the motion and the Board voted 3-0 to approve the motion.

Also in attendance was Mr. Wolfersberger, Ms. Brink, and Mr. Rufien

Executive session was not recorded at the direction of District’s legal counsel. No actions were taken by the Board during executive session.

At 7:11pm, Director Kivett motioned to close the executive session. Director Hodnet seconded the motion and the Board voted 4-0 to approve the motion.

VIII. Executive Session – At 7:11 pm Director Trzeciak motioned to convene the meeting to executive session per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding the August 01, 2024 complaint filed in district court by HW2, LLC against the District and Adams County to exclude 22.2 acres of land owned by HW2 from the District. Director Kivett seconded the motion and the board voted 3-0 to approve the motion.

Also in attendance was Mr. Wolfersberger, Ms. Brink, and Mr. Rufien

Executive session was not recorded at the direction of District’s legal counsel. No actions were taken by the Board during executive session.

At 7:33pm, Director Trzeciak motioned to close the executive session. Director Hodnet seconded the motion and the Board voted 3-0 to approve the motion.

IX. Adjournment - The next regular board meeting is scheduled for Wednesday May 21,2025 at the Bison Ridge Recreation Center (13905 E 112th Ave, Commerce City, CO 80022)

DocuSigned by:

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Secretary

5/22/2025
Date