

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
(THE “**DISTRICT**”)  
HELD  
MAY 12, 2022

A Regular meeting of the Board of Directors (referred to hereafter as the “**Board**”) of the Interquest South Business Improvement District (referred to hereafter as the “**District**”) was convened on Thursday, May 12, 2022, at 1:30 p.m. This District Board meeting was held via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Stacie Tucker, President  
Bethany Fitzgerald, Secretary/Treasurer  
Jerry D. Biggs, Assistant Secretary  
Andrew Biggs, Assistant Secretary

Director Gregory M. Tucker, was absent and excused.

#### Also, In Attendance Were:

Russ Dykstra, Esq.; Spencer Fane, LLP  
Krista Baptist, Korben Heim, Carrie Bartow, John Wojnarowski, and Josh Miller; CliftonLarsonAllen, LLP (“CLA”)

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Upon a motion duly made by Director S. Tucker, seconded by Director A. Biggs and, upon vote, unanimously carried, the Board called the meeting to order at 1:34 p.m.

The Board reviewed the agenda for the meeting. Following review, upon a motion duly made by Director A. Biggs, seconded by Director S. Tucker and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Quorum, Director Qualifications, Disclosure Items:** A quorum of the Board was confirmed. Upon a motion duly made by Director S. Tucker, seconded by Director A. Biggs and, upon vote, unanimously carried, the Board excused the absence of Director G. Tucker.

**Public Comment:** There was no public comment.

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**Minutes from the February 10, 2022 Special Board Meeting:** The Board reviewed the minutes of the February 10, 2022 Special Board meeting. Following review and discussion, upon a motion duly made by Director J. Biggs seconded by Director A. Biggs and, upon vote, unanimously carried, the Board approved the minutes from the February 10, 2022 Special Board meeting, as presented.

**Election of Officers:** Following discussion, upon a motion duly made by Director J. Biggs, seconded by Director A. Biggs and, upon vote, unanimously carried, the Board appointed the following slate of officers for the District:

President: Stacie Tucker  
Secretary: Bethany Fitzgerald  
Treasurer: Jerry D. Biggs  
Assistant Secretary: Gregory M. Tucker  
Assistant Secretary: Andrew Biggs

### FINANCIAL MATTERS

**March 31, 2022 Unaudited Financial Statements:** Mr. Wojnarowski reviewed the March 31, 2022 Unaudited Financial Statements with the Board. Director J. Biggs asked about the coverage of parking lot expenses. Mr. Wojnarowski reported a developer advance of \$32,000.00 was requested to cover the remainder of the parking lot expenses.

Following discussion, upon a motion duly made by Director J. Biggs, seconded by Director A. Biggs and, upon vote, unanimously carried, the Board accepted the March 31, 2022 Unaudited Financial Statements, as presented.

**Cash Position Schedule:** Mr. Wojnarowski reviewed the cash position and schedules with the Board. Following discussion, upon a motion duly made by Director J. Biggs, seconded by Director A. Biggs and, upon vote, unanimously carried, the Board accepted the cash position schedule.

**Previous and Current Claims:** Mr. Wojnarowski reviewed the previous and current claims with the Board. Following discussion and review, upon a motion duly made by Director J. Biggs, seconded by Director A. Biggs and, upon vote, unanimously carried, the Board ratified the previous claims and approved the current claims, as presented.

### LEGAL MATTERS

**Other:** None.

### MANAGER MATTERS

**Parking Lot Improvement Update:** Mr. Miller reported additional costs regarding the parking lot improvements were incurred due to the city of Colorado Springs permitting process, changes to parking lot realignment from the International House of Pancakes development plan, and additional electrical work the streetlights to the Board.

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Mr. Miller reviewed the beginning of irrigation and other landscaping details regarding the parking lot with the Board.

**Other:** The Board discussed the water main installation in the wrong location and noted it was prepared for removal. No action was taken.

### OTHER BUSINESS

**Other:** Director S. Tucker discussed the Public Improvement Fee for tax collection by the hotel, noting the change of ownership of the hotel has complicated the collection of the Public Improvement Fee.


Director S. Tucker reported two hotels in the District are operational and a third hotel may be operational soon.

Director S. Tucker recommended the Board consider an audit of Public Improvement Fee payments. No action was taken.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director J. Biggs, seconded by Director S. Tucker and, upon vote, unanimously carried, the Board adjourned the meeting at 2:09 p.m.

Respectfully submitted,

By    
 DocuSigned by:  
Bethany Fitzgerald  
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Secretary for the Meeting