

**NOTICE OF SPECIAL MEETING  
WESTRAY BUSINESS IMPROVEMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors of the WESTRAY BUSINESS IMPROVEMENT DISTRICT, and City of Centennial, County of Arapahoe, Colorado, will hold a special meeting at 9:00 a.m. on December 4, 2024, via video conference, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Board.

The meeting is open to the public.

**BY ORDER OF THE BOARD OF DIRECTORS:  
WESTRAY BUSINESS IMPROVEMENT  
DISTRICT**

By: /s/ David O’Leary  
General Counsel to the District(s)

**AGENDA  
SPECIAL MEETING  
OF THE BOARD OF DIRECTORS  
WESTRAY BUSINESS IMPROVEMENT DISTRICT**

DATE: December 4, 2024  
TIME: 9:00 a.m.  
VIDEO: [Zoom Meeting Link](#)  
Meeting ID: 160 183 9064  
Passcode: 899524  
DIAL-IN 669-254-5252

BOARD OF DIRECTORS  
Doug Zabel, President, (2023-2025)  
Seth Ivanoff, Vice President (2023-2025)  
Lucas Schornstein, Asst. Secretary (2023-2027)  
Johny Hendricks, Asst. Secretary (2023-2027)  
Brett Leonhardt, Asst. Secretary (2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Approval of Agenda
4. Public Comment (limited to 5 minutes per person)

5. Consider for Approval Minutes of the Meeting held November 14, 2023
6. Financial Items
  - a. Financial Report
  - b. Approval of Claims
  - c. Ratify Approval of 2023 Audit Exemption
  - d. Ratify Approval of 2025 Operating Plan
7. 2024 Budget Amendment
  - a. Conduct Public Hearing on an Amendment to the 2024 Budget, if required
  - b. Consider for Approval the Resolution to Amend 2024 Budget, if required
8. 2025 Budget
  - a. Conduct Public Hearing on the Budget for the Fiscal Year 2025
  - b. Consider for Approval the Resolution to Adopt 2024 Budget, Appropriating Sums of Money, and Authorize the Certification of the Mill Levies for the District for Collection in 2025
9. Attorney Items
  - a. Legislation Updates
  - b. Consider for Approval the 2025 Annual Administrative Matters Resolution
  - c. Consider for Approval Exclusion from Worker's Compensation Coverage and Resolution
  - d. Consider for Approval of Colorado Open Records Act Requests Resolution
  - e. Consider for Approval of Resolution Calling a Regular Election for Directors
10. Director items
  - a. Developer Update
11. Other business
12. Continuation/Adjournment

Dated: December 1, 2024