Board of Directors
Meeting Minutes
September 16, 2026

CALL TO ORDER | OPEN FORUM

Call to Order / Open Forum
Board Chair, Andy Boian, called the meeting to order at 8:00 am. A quorum was confirmed.

Members present: Andy Boian, Sean Huggard, Lisa McInroy, Paul Addo, Brad Farber, McClinton Heil, Matt Joblon, Tony Jordan, Daniel Louis, Randy Murray, Patty Pogge-Mulvania

Members absent: All members of the board were present

Staff present: Richard Barrett, Lanney Holmes, Pat Allison, Jeanne St. Onge, Mara Kelley

Representatives, Guests and/or Owners present:
CliftonLarsonAllen (CLA) – Thuy Dam, Principal, State and Local Government

Public Comment: No members of the public were present

MONTHLY BUSINESS

The Chair called for and requested board approval of the August minutes.

Approval of August Meeting Minutes: Motion by Lisa McInroy to approve the August committee meeting minutes. Second by Paul Addo. Vote: Unanimous in favor.

Andy reminded the board of the open board seat positions with mailing notices to be distributed regarding the vacancies. With an applicant expressing early interest, Andy advised the board the individual will follow the normal application submission and interview process.

COMMITTEE REPORTS

Finance Committee
Paul cited revenue at 99.6% of goal with all three major categories underspent due to open positions in marketing and water restrictions for landscape. Paul stated that the projects for signage and wayfinding along with the security camara upgrades arrived concurrently so noticeably stood out. Thuy Dam also explained that those major projects budgeted and not spent were pushed to 2027. Discussion ensued around bond payoff in 2030 and plans to put funds into that project while bringing on a partner to path out that initiative. With each department having its own salary structure rather than altogether under Administration, board member Matt Joblon requested an analysis to circulate to the board for their better understanding of the breakout.

Approval of August Financials: Motion by Tony Jordan to approve the August financial statement. Second by Daniel Louis. Vote: Unanimous in favor

The meeting was open to the public in accordance with Colorado's Sunshine Law. No members of the public were present; therefore, no public hearing was conducted on the proposed 2027 budget.

Approval of 2027 Operating Plan and Budget: Motion by Matt Joblon to approve the 2027 Operating Plan and Budget. Second by Tony Jordan. Vote: Unanimous in favor

In discussing the new security camera contract, Lanney Holmes updated the board on technology integrations, capabilities, increased response times and other added features to enhance the layered security approach. Following this, Lanney then sought Board approval to proceed with the security camera contract.

Approval of Camera Security Contract: Motion by Matt Joblon to approve the security camera contract based on a reasonable course of action for conclusion of the contractual relationship. Second by Lisa McInroy. Vote: Unanimous in favor

Marketing initiatives for the holidays and other services were discussed. The dovetail solutions team had been providing marketing assistance since September 1st requiring the need for a contractual agreement in place. The board acknowledged the work already completed for September and recommended a 90-day agreement to keep the BID's holiday campaign on track for October through December 2026. With Andy as the acting CEO, and potential for conflict of interest, the board determined members of the executive committee would best be in position for approval of the agreement and expenses.

Approval of the Interim Marketing Contract: Motion by Paul Addo to approve the interim marketing agreement. Second by Lisa McInroy. Vote: Unanimous in favor

NEW BUSINESS

No new business was discussed.

ADJOURN

Adjourn: With no further discussion, questions or comments, Chair Andy Boian moved the board to enter executive session for the purpose and discussion of proprietary matters.

Approval to Move into Executive Session: Motion by Lisa McInroy for the Executive Committee's entry into Executive Session. Second by Paul Addo. Vote: Unanimous in favor.

The Executive Session is held in accordance pursuant to Section § 24-6-402(4)(b), C.R.S. The board unanimously approved moving into executive session at which time the regularly scheduled board meeting with staff and guests was adjourned at 8:38 am.

UPCOMING BOARD MEETING DATE

- November 18, 2026 – 8:00am
- December 16, 2026 – 8:00am
- January 27, 2027 – 8:00am