RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD MARCH 27, 2025

A regular meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, March 27, 2025, at 5:30 p.m. at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie, CO 80516. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:
Michael Lund, President
John Z. Ocwieja, Treasurer
Scott Wood, Assistant Secretary
Todd Sargent, Assistant Secretary

Following discussion, upon motion made by Director Lund, seconded by Director Wood and, upon vote, unanimously carried, the absence of Director Swanson was excused.

Also In Attendance:
AJ Beckman, Mark McGarey and David Rees; Public Alliance, LLC
Jeffrey Erb, Esq. and Jillian Martin, Esq.; Erb Law, LLC
Thuy Dam and Joel Brown; CliftonLarsonAllen, LLP ("CLA")
Mike Hoefer and Lyle Fair; Environmental Designs, Inc.
Bill Mathey; Member of the Public

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:31 p.m.

Disclosure of Potential Conflicts of Interest: Annual conflict of interest disclosures were filed with the Secretary of State and deemed delivered to the Board. Attorney Erb requested that the Directors consider whether they had any new conflicts of interest which had not been previously disclosed. There were no additional disclosures made.

ADMINISTRATIVE MATTERS

Agenda: Mr. McGarey reviewed the agenda with the Board.

Following review, upon a motion made by Director Lund, seconded by Director Wood, and, upon vote, unanimously carried, the Board approved the agenda.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Lund, seconded by Director Wood, and upon vote unanimously carried, the Board determined that notices of public meetings of the District Board shall be posted at least 24 hours in advance on the District's website at: https://vistaridgemd.org or, if posting on the website is unavailable, notice will be posted at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie, CO 80516.

Consent Agenda: The Board considered approval of the following items:

- Minutes from the January 30, 2025, Regular Meeting.
- Service Agreement between the District and Aquatics Associates regarding 2025 maintenance of Pond 17.
- Proposal from Fusion Sign & Design for trail signage in the amount of $1,259.76.
- Proposal from Kubota of Denver for counter parts in the amount of $1,619.16.

Following discussion, upon motion duly made by Director Ocwieja, seconded by, Director Wood and, upon vote, unanimously carried, the Board approved all Consent Agenda items.

Public Comment: There was no public comment.

FINANCIAL MATTERS

T**Payment of Claims**: Ms. Dam reviewed with the Board the payment of claims.

Following discussion, upon motion made by Director Wood, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the payment of claims for the period beginning January 15, 2025, and ending March 19, 2025, in the amount of $669,354.92. The Board further directed Mr. McGarey to research the Town of Erie's water billing.

Financial Statements and Schedule of Cash Position: Ms. Dam reviewed with the Board the unaudited financial statements dated December 31, 2024, and schedule of cash position for the period ending December 31, 2024, updated as of March 18, 2025.

Following discussion, upon motion duly made by Director Wood, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board accepted the unaudited financial statements dated December 31, 2024, and schedule of cash position for the period ending December 31, 2024, updated as of March 18, 2025.

LEGAL MATTERS

Columbine Mine Park Irrigation Agreement with Town of Erie; Lease or Purchase of FRICO Water Shares: Attorney Erb updated the Board regarding the status of proposed irrigation agreements between the District and the Town of Erie and Colorado National Golf Course.

Attorney Erb also updated the Board regarding the cancellation of the May 2025 election due to the District not receiving more candidate nominations for the Board of Directors than offices to be filled.

Landscaping Tracts from the Town of Erie via Quit Claim Deed: There was no update at this time.

Integrated Water Facilities Common Use Agreement - Cost Sharing between District and Colorado National Golf Course: There was no update at this time.

May 6, 2025 Regular Election: Attorney Erb explained that because there were not more candidates than seats available, the election was cancelled.

Other Updates: There were no other updates at this time.

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OPERATIONS AND MAINTENANCE MATTERS

Manager's Report: Mr. McGarey reviewed the Manager's Report with the Board. He noted the safety grant will cover $6,900 in safety improvements, and the District will pursue reimbursement for the eligible expenses.

Insurance Pool Safety Grant: The Board reviewed an Insurance Pool Safety Grant in the amount of $6,946.15 to offset costs of truncated domes installed as a part of the 2024 sidewalk repair work.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Lund and, upon vote, unanimously carried, the Board approved the Insurance Pool Safety Grant in the amount of $6,946.15.

Change Order No. 6 from Environmental Designs, Inc. for Hand Digging: The Board reviewed Change Order No. 6 from Environmental Designs, Inc. for hand digging.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Lund and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 6 from Environmental Designs, Inc. for hand digging, in the amount of $8,945.46.

Change Order No. 7 from Environmental Designs, Inc. for Hand Digging: The Bord reviewed Change Order No. 7 from Environmental Designs, Inc. for hand digging.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Lund and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 7 from Environmental Designs, Inc. for hand digging, in the amount of $8,945.46.

Change Order No. 8 from Environmental Designs, Inc. for Hand Digging: The Board reviewed Change Order No. 8 from Environmental Designs, Inc. for hand digging.

Following discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 8 from Environmental Designs, Inc. for hand digging, in the amount of $4,472.72.

CAPITAL PROJECTS

Landscaping Update from Environmental Designs, Inc.: Mr. Fair updated the Board on the status of the construction project. He reported that the stormwater plan has been approved by the Town of Erie, and the initial inspection took place on March, 27, 2025. The project is currently 2.5 to 3 months behind schedule, primarily due to utility conflicts.

He noted that approximately 18% of the mainline piping has been installed, though none of the piping has been pressure tested. Due to the delays, he recommended deferring work on Sunset Drive and Skyline Drive to winter 2025/spring 2026. He expects irrigation to be operational at Columbine Mine Park by mid-May and for commercial properties by June 1.

The Board discussed the feasibility of potholing multiple intersections simultaneously. It was noted that opening all trenches at once would increase the cost of Stormwater Best Management Practices (“BMPs”) by approximately $500,000. To expedite progress, crews will work overtime Monday through Friday, and full-time administrative support will be on-site to assist with permitting.

The Board requested that Public Alliance LLC dedicate personnel to oversee the project progress. Mr. Beckman confirmed that Public Alliance LLC will assign Mr. McGarey and at least one field technician to the project. Director Ocwieja emphasized the need for clear and proactive communication with the Town of Erie moving forward.

The Board also directed Public Alliance LLC to monitor weed growth while the project is underway and discussed the placement of temporary signage to inform the public about ongoing construction. Additionally, the Board requested that the landscaping demolition address sight line issues.

RECORD OF PROCEEDINGS

OTHER MATTERS

Mr. McGarey noted ALLO Fiber is interested in meeting with the Board. No action was taken by the Board at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Signed by:

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Secretary for the Meeting