MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD MAY 22, 2025

A regular meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, May 22, 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
Todd Sargent, Assistant Secretary
William Mathe, Director

Following discussion, upon motion made by Director Lund, seconded by Director Sargent and, upon vote, unanimously carried, the absence of Directors Ocwieja and Wood were excused.

Also In Attendance:
Mark McGarey and David Rees; Public Alliance, LLC
Jeffrey Erb, Esq.; Erb Law, LLC
Thuy Dam; CliftonLarsonAllen, LLP ("CLA")
Mike Hoefer, Lyle Fair and Tim Oldham; Environmental Designs, Inc.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:37 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 Sargent, and, upon vote, unanimously carried, the Board approved the agenda.

May 6, 2025 Election Results: Attorney Erb reviewed the results of the May 6, 2025 regular election and introduced newly elected Board member, Director Mathe.

Appointment of Officers: Following discussion, upon motion made by Director Sargent, seconded by Director Mathe and, upon vote, unanimously carried, the Board determined to defer the appointment of officer positions until the next regular meeting to ensure full Board participation.

2025 Special District Association's ("SDA") Annual Regional Workshops: The Board entered into discussion regarding the 2025 SDA Annual Regional workshops. Director Mathe expressed interest in attending the Broomfield workshop.

Following discussion, upon motion made by Director Sargent, seconded by Director Mathe and, upon vote, unanimously carried, the Board authorized Director Mathe to attend the Broomfield workshop.

2025 SDA Annual Conference: Mr. McGarey discussed with the Board the 2025 Special District Association's Annual Conference in Keystone on September 16-18, 2025.

Following discussion, upon motion made by Director Sargent, seconded by Director Mathe and, upon vote, unanimously carried, the Board authorized an amount not to exceed $5,000 for interested Directors to attend the 2025 SDA Annual Conference in Keystone and regional workshops.

Public Comment: There was no public comment.

CONSENT AGENDA

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

- Approved Minutes of the March 27, 2025 Regular Meeting.
- Ratified approval of renovation yard signs, in the amount of $299.80.
- Ratified approval of Change Order No. 11 from Environmental Designs, Inc. for changes at pool, park, and commercial taps, in the amount of $1,561.50.
- Ratified approval of Change Order No. 12 from Environmental Designs, Inc. for hand digging IR10, in the amount of $9,897.66.
- Ratified approval of Change Order No. 13 from Environmental Designs, Inc. for hand digging IR11, in the amount of $9,584.03.
- Ratified approval of Change Order No. 14 from Environmental Designs, Inc. for hand digging IR12, in the amount of $8,398.57.
- Ratified approval of Change Order No. 15 from Environmental Designs, Inc. for stormwater, in the amount of $9,982.64.
- Ratified approval of Change Order No. 16 from Environmental Designs, Inc. for mainline additions at IR14, in the amount of $4,208.39.

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

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

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

Following discussion, upon motion made by Director Lund, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the payment of claims for the period beginning March 19, 2025, and ending May 21, 2025, in the amount of $98,664.10.

Financial Statements and Schedule of Cash Position: Ms. Dam reviewed with the Board the unaudited financial statements dated March 31, 2025, and schedule of cash position for the period ending March 31, 2025, updated as of May 20, 2025. Ms. Dam also reviewed with the Board the District's financials for the first quarter of 2025, including its general fund, debt fund, and property tax collections to date. Finally, Ms. Dam reviewed the list of claims payable for approval and ratification.

Following discussion, upon motion duly made by Director Lund, seconded by Director Mathe and, upon vote, unanimously carried, the Board accepted the unaudited financial statements dated March 31, 2025 and schedule of cash position for the period ending March 31, 2025, updated as of May 20, 2025, and approved and ratified the claims payable.

2024 Audit: Ms. Dam presented the 2024 Audit to the Board.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the 2024 Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review, no material changes, and receipt of an unmodified opinion letter by the Auditor.

LEGAL MATTERS

Columbine Mine Park Irrigation Agreement with Town of Erie; Lease or Purchase of FRICO Water Shares: Attorney Erb provided an update, indicating that a response to the District's proposal for the FRICO Lease is expected from the Town of Erie in June. Director Mathe requested a cost analysis of water costs to the District in the event of system failure.

Landscaping Tracts from the Town of Erie via Quit Claim Deed: Attorney Erb reported to the Board that the Town of Erie's action on the proposed quit claim deed transfer remains pending.

Integrated Water Facilities Common Use Agreement - Cost Sharing between District and Colorado National Golf Course: Attorney Erb reported that the Agreement is currently being prepared and will be presented to the Colorado National Golf Course after review and approval of the draft the Board.

Outstanding District Leases of FRICO Water Shares: Attorney Erb reported that the District intends to extend the FRICO lease with the Webbers. The agreement is currently being prepared.

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

OPERATIONS AND MAINTENANCE MATTERS

Landscape Update: Mr. Reese presented updates regarding ongoing landscape maintenance, including mowing, weed control, and signage installation. Director Lund requested additional maintenance planning for undeveloped areas along North Vista, Skyline, and Sunset. Staff will request a proposal from Environmental Designs, Inc. for Board ratification at the June meeting.

Maintenance Report: This was discussed with the landscape update.

Mow Map: This was discussed with the landscape update.

Weed Control: This was discussed with the landscape update.

Proposal from Masterful Masonry for Stone Repair: Mr. McGarey reviewed with the Board a proposal from Masterful Masonry for stone repair.

Following discussion, upon motion made by Director Lund, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the proposal from Masterful Masonry for stone repair, in the amount of $4,060.78.

Proposal from Environmental Designs, Inc. for Tree Lawn Conversion: Mr. McGarey reviewed with the Board a proposal from Environmental Designs, Inc. for tree lawn conversion to cobble.

Following discussion, upon motion made by Director Sargent, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs, Inc. for tree lawn conversion, in the amount of $1,795.

Proposal from Environmental Designs, Inc. for Lilac Trail Rock Addition: Mr. McGarey and Mr. Reese presented to the Board a proposal to improve the area around Lilac Trail. The Board directed staff to meet with the adjacent homeowner to explore the possibility of providing irrigation water from the residence, with the District providing installation and reimbursement. No action was taken by the Board.

Proposal from SJ Ward Landscaping for High Limb Tree Trimming and Tree Removal: Mr. McGarey reviewed with the Board a proposal from SJ Ward Landscaping for high limb tree trimming and tree removal.

Following discussion, upon motion made by Director Lund, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the proposal from SJ Ward Landscaping for high limb tree trimming and tree removal, in the amount of $60,000.

Proposal from SJ Ward Landscaping for Hand Watering Commercial Properties: Mr. McGarey reviewed with the Board a proposal from SJ Ward Landscaping for hand watering commercial properties.

Following discussion, upon motion made by Director Lund, seconded by Director Sargent and, upon vote, unanimously carried, the Board approved the proposal from SJ Ward Landscaping for hand watering commercial properties, in the amount of $3,750.

Proposals for Dog Stations: Mr. Reese reviewed with the Board proposals for the addition of six dog stations at unserved locations around the District.

Following discussion, upon motion made by Director Sargent, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the installation of six dog waste stations, in the amount of $1,920.

CAPITAL PROJECTS

Environmental Designs, LLC Irrigation Project Restoration Items:

Public Alliance LLC Report: Mr. McGarey provided an update on the Capital Project Budget status.

Environmental Designs, Inc. Status Report: Mr. Fair provided a status report on current project activities.

Change Order No. 9 from Environmental Designs, Inc. for Stormwater Plan: Mr. McGarey reviewed with the Board Change Order No. 9 from Environmental Designs, Inc. for stormwater plan.

Following discussion, upon motion made by Director Lund, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved Change Order No. 9 from Environmental Designs, Inc. for stormwater plan, in the amount of $12,800.

Change Order No. 10 from Environmental Designs, Inc. for Stormwater Plan Implementation: Mr. McGarey reviewed with the Board Change Order No. 10 from Environmental Designs, Inc. for stormwater plan implementation.

Following discussion, upon motion made by Director Lund, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved Change Order No.

10 from Environmental Designs, Inc. for stormwater plan implementation, in the amount of $35,604.74.

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 by Director Lund, seconded by Director Sargent and, upon vote, unanimously carried, the Board adjourned the meeting at 7:47 p.m.

Respectfully submitted,

Signed by:

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Secretary for the Meeting