MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD JUNE 19, 2025

A special meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, June 19, 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
William Mathe, Director

Also In Attendance:
Mark McGarey and David Rees; Public Alliance, LLC
Jillian Martin, 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 5:31 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 Martin 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 Ocwieja, seconded by Director Wood, and, upon vote, unanimously carried, the Board approved the agenda, as amended to table Items C, D, and G under Operations and Maintenance Matters until the August 28, 2025, meeting.

Appointment of Officers: Following discussion and review, upon a motion duly made by Director Wood, seconded by Director Lund and, upon vote unanimously carried, the Board elected the following slate of officers:

President:	Mike Lund
Treasurer:	William Mathe
Secretary:	Scott Wood
Assistant Secretary:	John Ocwieja
Assistant Secretary:	Todd Sargent

Public Comment: There was no public comment.

CONSENT AGENDA

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

- Approved Minutes of the May 22, 2025, Regular Meeting.
- Ratified approval of proposal from Environmental Designs, Inc. for week 1 landscape maintenance services, in the amount of $3,838.
- Ratified approval of proposal from Environmental Designs, Inc. for week 2 landscape maintenance services, in the amount of $3,838.
- Ratified approval of proposal from Environmental Designs, Inc. for week 3 landscape maintenance services, in the amount of $3,838.
- Ratified approval of proposal from Environmental Designs, Inc. for week 4 landscape maintenance services, in the amount of $3,838.

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

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 Ocwieja and, upon vote, unanimously carried, the Board approved the payment of claims for the period beginning May 21, 2025, and ending June 12, 2025, in the amount of $388,805.94.

Schedule of Cash Position and Property Taxes Reconciliation: Ms. Dam reviewed with the Board the schedule of cash position for the period ending March 31, 2025, updated as of June 12, 2025, and Property Taxes Reconciliation.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Lund and, upon vote, unanimously carried, the Board accepted the schedule of cash position for the period ending March 31, 2025, updated as of June 12, 2025, and Property Taxes Reconciliation.

LEGAL MATTERS

Columbine Mine Park Irrigation Agreement with Town of Erie; Lease or Purchase of FRICO Water Shares: Attorney Martin provided an update to the Board on the status of the agreement with the Town of Erie. She noted the Agreement remains with the Town of Erie for review and approval.

Landscaping Tracts from the Town of Erie via Quit Claim Deed: Attorney Martin reported to the Board that the Quit Claim Deed documentation for certain landscaping tracts has been completed but not yet accepted. She noted acceptance is anticipated as part of the Irrigation Agreement with the Town of Erie.

Integrated Water Facilities Common Use Agreement - Cost Sharing between District and Colorado National Golf Course: Attorney Martin reported to the Board that a draft agreement regarding cost-sharing with the Colorado National Golf Course will be presented at the August 28, 2025, meeting for the Board's consideration. Erb Law will also prepare a presentation for the Board regarding the cost-share arrangement between the District and Colorado National Golf Course as reflected in the amended agreement.

2026 – 2030 FRICO Water Share Lease Agreement between the District and Margaret A. Webber: The Board reviewed the 2026 – 2030 FRICO Water Share Lease Agreement between the District and Margaret A. Webber.

Following discussion, upon motion duly made by Director Lund, seconded by Director Wood and, upon vote, unanimously carried, the Board approved the 2026 – 2030 FRICO Water Share Lease Agreement between the District and Margaret A. Webber.

Other Updates: Director Wood requested that legal counsel contact the Vista Ridge Reserve Homeowners Association ("HOA") to coordinate a joint communication to the Town of Erie requesting the installation of elevated crosswalks. The Bord directed Mr. McGarey to coordinate with legal counsel and the HOA.

OPERATIONS AND MAINTENANCE MATTERS

Landscape Update:

Maintenance Report: Mr. Reese reviewed with the Board the maintenance report.

Mow Map: Mr. Reese reviewed with the Board an overview of current mowing schedules.

Weed Control: Mr. Reese updated the Board on ongoing weed mitigation efforts.

Dog Station Installation: Mr. Reese reviewed with the Board the proposed installation locations for new dog waste stations.

Transition Lot Improvements: Mr. McGarey reported to the Board the transition lot improvements at Catalpa are complete.

Fencing Repair Map: It was noted fencing repair quotes will be presented at the August 28, 2025, meeting.

Tree Trimming: It was noted tree trimming services are scheduled to begin in July. The contract with SJ Ward Landscaping is expected to be finalized by the end of the month.

Construction Update: Mr. McGarey reviewed with the Board the current construction budget and the status of Change Orders. Mr. Fair then provided an update on the irrigation installation project. He reported that mainline installation is expected to be completed within two weeks. However, the timing of the bore crossings remains uncertain due to permitting requirements by the Town of Erie, which involve the presence of on-site staff whose availability cannot be coordinated in advance. Director Wood requested that staff arrange a conference call with the Town of Erie personnel to address and resolve the scheduling issues. Landscaping work is scheduled to begin next week. In the meantime, hand watering of the commercial areas is planned for Friday, June 20, 2025, with subsequent applications to be determined based on weather conditions.

Budget Update: This was discussed with the construction update.

Mainline Status: This was discussed with the construction update.

Boring Status: This was discussed with the construction update.

Pump and Pressure Testing: This was discussed with the construction update.

Landscape Status: This was discussed with the construction update.

Change Order No. 27 from Environmental Designs, Inc. for Boring Services on Sunset Drive and Vista Parkway Crossing: The Board deferred discussion until the August 28, 2025, meeting.

Change Order No. 28 from Environmental Designs, Inc. for Boring Services on Mountain View Boulevard and Vista Parkway North Side Crossing: The Board deferred discussion until the August 28, 2025, meeting.

Change Order No. 29 from Environmental Designs, Inc. for June Stormwater Services: The Board reviewed Change Order No. 29 from Environmental Designs, Inc. for June stormwater services.

Following discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the Change Order No. 29 from Environmental Designs, Inc. for June stormwater services, in the amount of $6,316.11.

Change Order No. 30 from Environmental Designs, Inc. for Hand Digging IR18, 19, 20: The Board reviewed Change Order No. 30 from Environmental Designs, Inc. for Hand Digging IR18, 19, 20.

Following discussion, upon motion duly made by Director Lund, seconded by Director Wood and, upon vote, unanimously carried, the Board approved Change Order No. 30 from Environmental Designs, Inc. for Hand Digging IR18, 19, 20, in the amount of $20,988.73.

Change Order No. 31 from Environmental Designs, Inc. for Traffic Control: The Board deferred discussion until the August 28, 2025, meeting.

OTHER MATTERS

Director Ocwieja directed staff to continue work on the removal and safety mitigation of abandoned utility infrastructure.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board adjourned the meeting at 6:54 p.m.

Respectfully submitted,

Signed by:

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Secretary for the Meeting