RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD AUGUST 28, 2025

A regular meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, August 28, 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.

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ATTENDANCE

Directors In Attendance:
John Z. Ocwieja, Treasurer
Scott Wood, Assistant Secretary
Todd Sargent, Assistant Secretary
William Mathe, Director

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

Also In Attendance:
Mark McGarey and David Rees; Public Alliance, LLC
Jillian Martin, Esq.; Erb Law, LLC
Thuy Dam and Joel Brown; CliftonLarsonAllen, LLP ("CLA")
Mike Hoefer, Lyle Fair and Tim Oldham; Environmental Designs, Inc.
Dave Cummings, HOA Vista Ridge

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DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:35 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.

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ADMINISTRATIVE MATTERS

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

Following review, upon a motion made by Director Ocwieja, seconded by Director Sargent, and, upon vote, unanimously carried, the Board approved the agenda as amended to correct Financial Item B by adding the phrase "and unaudited financial statement" following "schedule of cash."

Public Comment: Mr. Cummings introduced himself as the President of the Vista Ridge Homeowners Association.

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CONSENT AGENDA

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

- Approved Minutes of the June 19, 2025, Regular Meeting.
- Ratified approval of Change Order No. 17 with Environmental Designs, Inc. for hand digging IR12 and IR13, in the amount of $9,134.55.
- Ratified approval of Change Order No. 18 with Environmental Designs, Inc. for hand digging IR18, in the amount of $7,925.46.
- Ratified approval of Change Order No. 19 with Environmental Designs, Inc. for hand digging IR2 and IR3, in the amount of $8,409.09.
- Ratified approval of Change Order No. 20 with Environmental Designs, Inc. for hand digging IR8, in the amount of $8,530.
- Ratified approval of Change Order No. 21 with Environmental Designs, Inc. for hand digging IR4, in the amount of $8,046.37.
- Ratified approval of Change Order No. 22 with Environmental Designs, Inc. for May stormwater services, in the amount of $8,070.63.
- Ratified approval of Change Order No. 23 with Environmental Designs, Inc. for late May stormwater services, in the amount of $5,094.16.
- Ratified approval of Change Order No. 24 with Environmental Designs, Inc. for hand digging IR13, in the amount of $6,068.18.
- Ratified approval of Change Order No. 25 with Environmental Designs, Inc. for hand digging IR18, in the amount of $6,462.27.
- Ratified approval of Change Order No. 26 with Environmental Designs, Inc. for cart path bore work, in the amount of $8,371.43.
- Ratified approval of Change Order No. 32 with Environmental Designs, Inc. for June stormwater services, in the amount of $8,472.37.
- Ratified approval of Change Order No. 33 with Environmental Designs, Inc. for hand digging IR19, in the amount of $8,429.
- Ratified approval of Change Order No. 34 with Environmental Designs, Inc. for hand digging IR12, in the amount of $7,490.
- Ratified approval of Change Order No. 35 with Environmental Designs, Inc. for hand digging IR13, in the amount of $7,685.
- Ratified approval of Change Order No. 36 with Environmental Designs, Inc. for stormwater inspections, in the amount of $3,987.41.

- Ratified approval of Change Order No. 38 with Environmental Designs, Inc. for boring at Skyline Drive and Vista Parkway, in the amount of $8,953.33.

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

FINANCIAL MATTERS

Payment of Claims: Mr. Brown reviewed with the Board the payment of claims for the period ending August 18,2025, in the amount of $783,874.53.

Schedule of Cash Position and Property Taxes Reconciliation: Mr. Brown reviewed with the Board the schedule of cash position for the period ending June 30, 2025, and Property Taxes Reconciliation.

Following discussion, upon motion duly made by Director Mathe, seconded by Director Wood and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending August 18, 2025, in the amount of $783,874.53 and accepted the schedule of cash position for the period ending June 30, 2025 and Property Taxes Reconciliation.

LEGAL MATTERS

Attorney Martin provided an update on pending legal matters.

Columbine Mine Park Irrigation Agreement with the Town of Erie: Attorney Martin reported that the Columbine Mine Park Irrigation Agreement remains pending further discussion with the Town regarding integration of the Town's irrigation system with the District's new system.

Acceptance of Landscaping Tracts from the Town of Erie via Quit Claim Deed: Attorney Martin noted that the acceptance of certain landscaping tracts from the Town is contingent upon the outcome of the ongoing discussions regarding the Columbine Mine Park Irrigation Agreement. Following discussion, the Board requested additional information on the legal status of the current agreement between the District and the Town, as well as clarification on the percentage of the District's FRICO shares owned by the Town.

Integrated Water Facilities Common Use Agreement – Cost Sharing with Colorado National Golf Course: Attorney Martin advised that the Integrated Water Facilities Common Use Agreement with Colorado National Golf Course requires additional review. An updated draft will be presented to the Board at the October meeting.

RECORD OF PROCEEDINGS

2026–2030 FRICO Water Share Lease Agreement with Margaret A. Webber: Mr. McGarey provided an update regarding the 2026–2030 FRICO Water Share Lease Agreement between the District and Margaret A. Webber, noting that the agreement is pending Ms. Webber's signature.

Agreement with Vista Ridge Reserve Homeowners Association – Mountain View Boulevard Landscape Maintenance: The Board reviewed the proposed agreement with the Vista Ridge Reserve Homeowners Association regarding shared landscape maintenance responsibilities along Mountain View Boulevard. Mr. McGarey presented the request and answered Board questions. Following discussion, upon motion duly made by Director Wood, seconded by Director Sargent, and upon vote unanimously carried, the Board approved the agreement contingent upon inclusion of language requiring the HOA to obtain prior Metro District Board approval before making any alterations to the landscaping.

Other Updates: There were no other updates.

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OPERATIONS AND MAINTENANCE MATTERS

Landscape Update:

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

Dog Station Installation: Mr. Reese reported that eight dog waste stations have been installed to date, with four additional installations planned for completion in the fall.

Fencing Repairs: Staff reported that fencing repairs are scheduled to commence following completion of the golf course native mowing along fence lines. Staff requested authorization to expend funds budgeted for fencing, provided the total cost does not exceed the $60,000 budgeted line item. Staff noted that the expected cost for pending repairs is approximately $30,000. Following discussion, upon motion duly made by Director Wood, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved the request.

Tree Trimming and Replacement: The Board reviewed the status of the ongoing tree trimming work. Staff noted the continued need for annual high-limb trimming and tree replacement over the next several years. Following discussion, Director Scott requested that an arborist be consulted to determine appropriate species and planting locations prior to commencing new planting work. Mr. Hoefer indicated that Environmental Designs, Inc. (EDI) can provide arborist recommendations and noted that scheduling plantings in advance would allow EDI to purchase trees at discounted pricing. Staff agreed to coordinate with EDI and incorporate a comprehensive planting and trimming plan into the 2026 budget.

Pond Cleanup: The Board entered into discussion regarding the status of pond cleanup. Following discussion, upon motion duly made by Director Sargent, seconded by Director Wood, and upon vote unanimously carried, the Board approved the proposal from Environmental Designs, Inc. for cleanup of Pond 17.

Monument Repair: Mr. McGarey reported that the replacement capstone for the monument has been ordered, with installation anticipated in early fall.

Manager's Report: At the request of Mr. McGarey, the Manager's Report was taken out of order to allow the remainder of the meeting to be devoted to the construction status update.

Mr. McGarey reviewed the status of recent projects, including repair of damaged concrete sidewalks and coordination of pond cleanup activities with the golf course.

Street Safety – Town Plan for Redesign of Vista Parkway and Mountain View Boulevard: Mr. McGarey presented the Town's preliminary plan for redesign of Vista Parkway and Mountain View Boulevard. Director Wood requested additional information regarding the Town's process and asked that the Board be consulted on the plan. Mr. McGarey stated he would invite Town representatives to the next Board meeting to present the plan and process. He further suggested inviting the HOA board and indicated he would coordinate timing with HOA staff.

Golf Course Maintenance Space: Mr. McGarey updated the Board on the golf course's plan to improve the maintenance lot and to provide space for a District maintenance building. While planning is underway, the timeline remains uncertain. A budget item for 2026 to install a foundation and a prefabricated storage building will be included in the draft budget for Board review.

Resident Communication: Mr. McGarey provided an update on District resident communications. Following discussion, Mr. Mathe indicated he would be willing to create a resident contact database should the District elect to communicate directly with residents. Director Scott noted that the HOA newsletter remains his preferred means of resident communication. The Board directed that the item remain on future agendas for further consideration.

Change Order No. 37: Following discussion, upon motion duly made by Director Scott, seconded by Director Wood, and upon vote unanimously carried, the Board approved Change Order No. 37 contingent upon Environmental Designs, Inc. providing additional backup documentation from the boring company, with final approval by Mr. McGarey upon receipt of such documentation.

Construction Updates: Mr. Fair, Mr. Hoefer, Mr. Rees, and Mr. McGarey reviewed various construction-related matters with the Board, including project safety, costs, and overall progress. The Board also discussed the landscape plans for the cul-de-sac planter circles and monument planter beds. Staff and Environmental Designs, Inc. (EDI) will review the approved plans and prepare a proposal for updates to these areas for future Board consideration.

Additionally, Mr. Hoefer from EDI led a discussion with the Board regarding long-term maintenance planning for the District's landscaping and irrigation systems.

Gas Line/Work Stoppage: This was discussed with the construction update.

Landscape Progress: This was discussed with the construction update.

Tree Health: This was discussed with the construction update.

Transition Redesign: This was discussed with the construction update.

Pump Certification: This was discussed with the construction update.

Landscape Status: This was discussed with the construction update.

OTHER MATTERS

Director Sargent requested that a section of Ridgeview native area be mowed. Staff agreed to coordinate with the mowing team to address the request.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Wood, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Signed by:

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Secretary for the Meeting