

RECORD OF PROCEEDINGS

MINUTES OF A STATUTORY ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD OCTOBER 23, 2025

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Board of Directors (the “Board”) of the Vista Ridge Metropolitan District (the “District”) was convened on Thursday, October 23, 2025, at 5:30 p.m. at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie CO 80516 and via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:

Michael Lund, President
Scott Wood, Assistant Secretary
Todd Sargent, Assistant Secretary
William Mathe, Director

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

Also In Attendance:

Alex Simpson, 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, Lyle Fair, Tim Oldham and Conor Burgwald; Environmental Designs, LLC
Miguel Aguilar; Town of Erie

Members of the Public:

Sandra Colter, Tim Hadhall, Steve Schlemer, Steve Gaines, Lauri High and Robin Robbins; additional residents

ANNUAL MEETING Confirmation of Posting of Annual Meeting Notice: Notice of the time, date and location of the annual meeting was duly posted on the District’s website at least 24 hours prior to the meeting and notices of the meeting were mailed the District’s eligible electors prior to the meeting.

Presentation Regarding the Status of the Public Infrastructure Projects Within the District and Outstanding Bonds: Mr. McGarey presented to the Board regarding the status of public infrastructure projects within the District. The main project

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underway is the landscape and irrigation replacement project. The project is proceeding forward and should be completed in early 2026.

Ms. Dam presented to the Board regarding the outstanding bonds. Ms. Damn noted the District only has one series of bonds outstanding and the District is meeting all of its payment requirements.

Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures of the District in Relation to its Adopted Budget, for the Calendar Year: Ms. Dam presented to the Board the District's unaudited financial statements for the calendar year, including year-to-date revenues and expenditures in relation to the District's adopted budget.

Public Questions: Questions were asked about the purpose of the bonds, the landscaping project schedule, and the District's anticipated mill levy for next year.

ADJOURNMENT

There being no further business to come before the Board, the annual meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Signed by:



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Secretary