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

A regular 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. 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

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 6:10 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 Wood, seconded by Director Lund, and, upon vote, unanimously carried, the Board approved the agenda as presented.

Public Comment: Public comment was made regarding the landscaping project and when work was scheduled for Skyline. Mr. McGarey noted that additional information on the project will be covered later in the meeting.

CONSENT AGENDA

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

- Approved Minutes of the August 28, 2025 Regular Meeting.

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

2026 Budget Hearing: The President opened the public hearing at 6:15 p.m. to consider the proposed 2026 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2026 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing.

Ms. Dam reviewed the estimated year-end 2025 revenues and expenditures and the proposed 2026 estimated revenues and expenditures with the Board.

Public comment was made regarding the surplus fund requirements. There being no additional public comment, the public hearing was closed at 6:30 p.m.

Following discussion, the Board considered the adoption of the Resolution Adopting Budget, Certifying Mill Levy, and Appropriating Funds Therefor. Upon motion duly made by Director Mathe, seconded by Director Wood and, upon vote, unanimously carried, the Resolution was adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 15, 2025.

Schedule of Cash Position and Property Taxes Reconciliation: Ms. Dam reviewed with the Board the schedule of cash position for the period ending September 30, 2025, updated as of October 20, 2025, and Property Taxes Reconciliation.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Wood and, upon vote, unanimously carried, the Board accepted the schedule of cash position for the period ending September 30, 2025, updated as of October 20, 2025, and Property Taxes Reconciliation.

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

Following discussion, upon motion made by Director Wood, seconded by Director Sargent and, upon vote, unanimously carried, the Board approved the payment of claims for the period beginning August 19, 2025, and ending October 20, 2025, in the amount of $1,081,105.92.

2025 Audit: The Board reviewed the proposal from Schilling & Company, Inc. to perform the 2025 Audit.

Following discussion, upon motion duly made by Director Wood, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the Engagement Letter with Schilling & Company, Inc. to perform the 2025 Audit, in the amount of $5,800.

CliftonLarsonAllen LLP 2026 Statements of Work: Ms. Dam reviewed with the Board the 2026 Statements of Work from CliftonLarsonAllen LLP.

Following discussion, upon motion duly made by Director Lund, seconded by Director Sargent and, upon vote, unanimously carried, the Board approved the 2026 Statements of Work from CliftonLarsonAllen LLP

LEGAL MATTERS

2026 Administrative Resolution: Attorney Erb reviewed with the Board the 2026 Administrative Resolution.

Following discussion, upon motion duly made by Director Wood, seconded by Director Sargent and, upon vote, unanimously carried, the Board adopted the 2026 Administrative Resolution.

Columbine Mine Park Irrigation Agreement with the Town of Erie: Attorney Erb provided an update to the Board regarding the Columbine Mine Park Irrigation Agreement with Town of Erie; FRICO water lease with Town of Erie.

Acceptance of Landscaping Tracts from the Town of Erie via Quit Claim Deed: Attorney Erb provided an update to the Board regarding the acceptance of certain Landscaping Tracts from the Town of Erie via Quit Claim Deed.

Integrated Water Facilities Common Use Agreement – Cost Sharing with Colorado National Golf Course: Attorney Erb discussed with the Integrated Water Facilities Common Use Agreement with Colorado National Golf Course.

Other Updates: There were no other updates.

OPERATIONS AND MAINTENANCE MATTERS

Town of Erie Traffic Safety: Mr. Aguilar made a short presentation to the Board regarding traffic safety matters within the Town of Erie. Mr. Aguilar responded to questions from the Board and members of the public.

Proposal from Environmental Designs, LLC for Landscape Maintenance Services: The Board deferred discussion at this time.

Landscape Maintenance Report:

2025 Fencing Repair Recommendations: Mr. Rees discussed with the Board the 2025 fencing repair recommendations.

Pond 17 Cleanup: Mr. Rees provided an update to the Board regarding the status of the Pond 17 cleanup.

Monument Repairs: Mr. Rees and Mr. Stevens provided an update to the Board regarding the monument repairs.

Proposal from LDUBS Lights LLC for Holiday Lighting: The Board reviewed a proposal from LDUBS Lights LLC for holiday lighting.

Following discussion, upon motion duly made by Director Wood, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the proposal from LDUBS Lights LLC for holiday lighting.

Proposal from EDI for Snow Removal Services: The Board deferred discussion at this time.

2026 Town of Erie Development Proposal: The Board deferred discussion at this time.

Construction Update:

RECORD OF PROCEEDINGS

Irrigation Controller for Commercial and City-Owned Landscaping: Mr. Fair provided an update to the Board regarding the irrigation controller for commercial and city-owned landscaping. No action was taken by the Board at this time.

Change Order from EDI for Landscaping of Cul-de-Sac Areas Throughout District: The Board reviewed a change order from EDI for landscaping of Cul-de-Sac areas throughout District. No action was taken by the Board at this time.

Homeowner's Association ("HOA") Landscape Agreement: The Board deferred discussion at this time.

Landscaping Project Budget Review: Mr. McGarey reviewed with the Board the landscaping project budget.

Irrigation Mainline Installation: The Board deferred discussion at this time.

Irrigation Road Crossing Boring: The Board deferred discussion at this time.

Landscaping Improvements Installation: The Board deferred discussion at this time.

OTHER MATTERS

Special Meeting: The Board entered into discussion regarding scheduling a special meeting. Following discussion, the Board determined to schedule a special meeting on Thursday, October 30, 2025 at 5:30 p.m.

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 Board adjourned the meeting.

Respectfully submitted,

Signed by:

C4D700A0867247...

Secretary for the Meeting