MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD OCTOBER 30, 2025

A special meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, October 30, 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:
John Ocwieja, Treasurer
Scott Wood, Assistant Secretary
Todd Sargent, Assistant Secretary
William Mathe, Director

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

Also In Attendance:
Alex Simpson and David Rees; Public Alliance, LLC
Jeffrey Erb, Esq.; Erb Law, LLC
Mike Hoefer, Nic Erkert, Tim Oldham and Conor Burgwald; Environmental Designs, LLC

Members of the Public:
Joe Taylor, James Carrol, Lauri High and Monica Korber; and additional residents.

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 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. Simpson 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 add approving a proposal for tree watering.

Public Comment: Members of the public addressed the Board regarding various matters, including leaves, Phase II of the landscaping project, and plant warranties.

CONSENT AGENDA

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

- Ratified approval of Change Order No. 43 with Environmental Designs LLC for stormwater inspections, in the amount of $1,950.
- Ratified approval of Change Order No. 45 with Environmental Designs LLC for boring at Vista Parkway and, in the amount of $7,022.40.

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

FINANCIAL MATTERS

There were no financial matters.

LEGAL MATTERS

There were no legal matters.

OPERATIONS AND MAINTENANCE MATTERS

Agreement for Landscape Maintenance Services with Environmental Designs, LLC: The Board reviewed an Agreement for Landscape Maintenance Services with Environmental Designs, LLC. The Board discussed the scope of services to be provided, the warranty connected to the landscape project, the updated maintenance manager to be provided by EDI, tree pruning, and contract terms.

Following discussion, upon motion duly made by Director Wood, seconded by, Director Sargent and, upon vote, unanimously carried, the Board approved the Agreement for Landscape Maintenance Services with Environmental Designs, LLC, subject to a staffing change replacing Mr. Uriel Nunez with Mr. Erkert and a modification to the warranty service provisions, and final review and edits by legal counsel with approval from Director Mathe.

Landscape Maintenance Report:

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

RECORD OF PROCEEDINGS

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

Agreement for 2025/2026 Snow Removal Services with Environmental Designs, LLC: The Board reviewed an Agreement for 2025/2026 Snow Removal Services with Environmental Designs, LLC.

Following discussion, upon motion duly made by Director Ocwieja, seconded by, Director Mathe and, upon vote, unanimously carried, the Board approved the Agreement for 2025/2026 Snow Removal Services with Environmental Designs, LLC.

Proposal from Environmental Designs, LLC for Winter Watering: The Board reviewed a proposal from Environmental Designs, LLC for winter watering.

Following discussion, upon motion duly made by Director Wood, seconded by, Director Ocwieja and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs, LLC for winter watering.

2026 Town of Erie Development Proposal: Mr. Simpson and Attorney Erb discussed with the Board the d development proposal for the construction of additional residences within the District. The Board reviewed the initial site plans and discussed the project, noting that it is generally consistent with the remainder of the community. No action was taken by the Board.

Construction Update:

*Change Order from EDI for Landscaping of Cul-de-Sac Areas Throughout Dist*rict: The Board reviewed a change order from EDI for landscaping of Cul-de-Sac areas throughout District.

Following discussion, upon motion duly made by Director Ocwieja, seconded by, Director Sargent and, upon vote, unanimously carried, the Board approved the change order from EDI for landscaping of Cul-de-Sac areas throughout District, subject to revisions to the rock and mulch design.

Change Order No. 44 with Environmental Designs, LLC for Boring at Mountain View Boulevard and Primrose Lane: The Board reviewed Change Order No. 44 with Environmental Designs, LLC for boring at Mountain View Boulevard and Primrose Lane.

Following discussion, upon motion duly made by Director Ocwieja, seconded by, Director Mathe and, upon vote, unanimously carried, the Board approved Change Order No. 44 with Environmental Designs, LLC for boring at Mountain View Boulevard and Primrose Lane, in the amount of $28,435.40.

Reserve Homeowner's Association Landscape Maintenance: The Board entered into discussion regarding the Reserve Homeowner's Association maintenance of landscape adjacent to the District's project. The HOA will raise the issue at its annual meeting.

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

Irrigation Mainline Installation: Mr. Rees discussed with the Board the status of the irrigation mainline installation.

Irrigation Road Crossing Boring: Mr. Rees discussed with the Board the status of the installation of the irrigation road crossing boring.

Landscaping Improvements Installation: Mr. Rees discussed with the Board the status of the landscaping improvements installation.

OTHER MATTERS

2026 Annual Meeting: The Board deferred discussion at this time.

FRICO Lease and Shares: Attorney Erb discussed with the Board renewal of the FRICO Lease and Shares with Ms. Webber and that he will work to have an updated lease for approval at the next meeting.

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 at 7:57 p.m.

Respectfully submitted,

Signed by:

C4D709A086724741

Secretary for the Meeting