MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD JANUARY 22, 2026

A regular meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, January 22, 2026, 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:
Scott Wood, Assistant Secretary
Todd Sargent, Assistant Secretary
John Z. Ocwieja, 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, Lyle Fair, Tim Oldham and Conor Burgwald; Environmental Designs, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:39 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 include additional scopes for tree removal and ash/pine tree treatments by Monarch Tree & Lawn Services for Board consideration.

RECORD OF PROCEEDINGS

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Wood, and upon vote unanimously carried, the Board determined that notices of public meetings of the District Board shall be posted at least 24 hours in advance on the District's website at: https://vistaridgemd.org or, if posting on the website is unavailable, notice will be posted at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie, CO 80516.

Public Comment: There was no public comment.

CONSENT AGENDA

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

- Approve Minutes of the October 23, 2025, Regular Meeting and Annual Meeting and the October 30, 2025 Special Meeting.
- Ratify approval of proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for winter watering, in the amount of $9,486.
- Ratify approval of Change Order No. 48 with Environmental Designs, LLC for stormwater inspections, in the amount of $1,529.42.
- Ratify approval of Change Order No. 49 with Environmental Designs, LLC for bore at Mountain View & Fairway, in the amount of $8,658.30.
- Ratify approval of Change Order No. 50 with Environmental Designs, LLC for hand digging at Sunset Main, in the amount of $7,245.00.
- Ratify approval of Change Order No. 51 with Environmental Designs, LLC for stormwater inspections, in the amount of $2,294.13.
- Ratify approval of Change Order No. 52 with Environmental Designs, LLC for hand digging at Sunset North Side, in the amount of $4,180.91.
- Ratify approval of Change Order No. 53 with Environmental Designs, LLC for stormwater inspections, in the amount of $1,916.50.
- Ratify approval of Change Order No. 54 with Environmental Designs, LLC for hand digging at Sunset South Side, in the amount of $9,788.18.
- Ratify approval of Change Order No. 55 with Environmental Designs, LLC for hand digging at Sunset Mainline, in the amount of $5,702.72.
- Ratify approval of Change Order No. 56 with Environmental Designs, LLC for hand digging at Sunset Laterals, in the amount of $8,543.19.
- Ratify approval of Change Order No. 57 with Environmental Designs, LLC for stormwater inspections, in the amount of $2,123.42.
- Ratify approval of Change Order No. 58 with Environmental Designs, LLC for hand digging at Sunset Pipe, in the amount of $7,032.72.
- Ratify approval of Change Order No. 59 with Environmental Designs, LLC for hand digging at Skyline Main Line, in the amount of $6,283.63.

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: The Board reviewed the payment of claims.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending January 16, 2026, in the amount of $2,632,243.02.

Schedule of Cash Position and Property Taxes Reconciliation: The Board reviewed the schedule of cash position for the period ending September 30, 2025, updated as of January 16, 2026, and Property Taxes Reconciliation.

Following discussion, upon motion duly made by Director Ocwieja, 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 January 16, 2026, and Property Taxes Reconciliation.

LEGAL MATTERS

District Snow Removal Liability Mitigation: Mr. Simpson and Attorney Erb discussed with the Board an inquiry regarding District liability related to sidewalk snow removal. No action was taken by the Board.

FRICO Lease with Margaret Webber: Attorney Erb and Director Wood discussed with the Board the proposed FRICO water share lease renewal with Margaret Webber.

Following discussion, upon motion duly made by Director Wood, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the FRICO lease renewal with Margaret Webber.

Town of Erie Items:

Columbine Mine Park Irrigation Agreement: Attorney Erb discussed with the Board a Columbine Mine Park Irrigation Agreement. No action was taken by the Board.

FRICO Water Lease: Attorney Erb discussed with the Board the status of FRICO water share lease with the Town of Erie. No action was taken by the Board.

Transfer of Landscaping Tracts: Attorney Erb discussed with the Board the status of landscaping tracts pending transfer from the Town of Erie to the District. No action was taken by the Board.

Integrated Water Facilities Common Use Agreement – Updated Agreement with Colorado National Golf Course: The Board deferred discussion at this time.

OPERATIONS AND MAINTENANCE MATTERS

Change Order 47 from Environmental Designs LLC for Ridge View Drive Irrigation: The Board reviewed Change Order 47 from Environmental Designs LLC for Ridge View Drive Irrigation.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Sargent and, upon vote, unanimously carried, the Board approved Change Order 47 from Environmental Designs LLC for Ridge View Drive Irrigation, in an amount not to exceed $316,000.

Town of Erie Traffic Safety: Mr. Simpson and Attorney Erb provided an update to the Board regarding the traffic safety matters within the Town of Erie.

Landscape Maintenance Report:

2025 Fencing Repair Recommendations: Mr. Rees provided an update to the Board regarding 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 provided an update to the Board regarding the monument repairs.

Weeds Mitigating Efforts: Mr. Rees provided an update to the Board regarding the weed mitigation efforts.

Winter Tree Watering/Fertilizing Project: Mr. Simpson provided an update to the Board regarding the winter tree watering/fertilizing project.

Rainbird Irrigation Controllers Resale: Mr. Simpson provided an update to the Board regarding the Rainbird Irrigation Controllers Resale.

LED Lights for Monuments: Mr. Simpson provided an update to the Board regarding the installation of new LED lights for monuments.

Proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for Winter Tree Watering: The Board reviewed a proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for winter tree watering.

Following discussion, upon motion duly made by Director Wood, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for winter tree watering, in the amount of $8,539.

Proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for Tree Removal Services: The Board reviewed a proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for tree removal services.

Following discussion, upon motion duly made by Director Wood, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for tree removal services, in the amount of $8,289.20.

Proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for IPS Beetle Prevention and Ash Borer Injection Services: The Board reviewed a proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for IPS Beetle Prevention and Ash Borer Injection services.

Following discussion, upon motion duly made by Director Wood, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for IPS Beetle Prevention and Ash Borer Injection services, in the amount of $17,740.

Village Vista Homeowner's Association ("HOA") Irrigation Controller: Mr. Simpson discussed with the Board the Village Vista HOA Irrigation Controller.

Pump House Heater Replacement and Winterization: Mr. Simpson and Mr. Reese provided an update to the Board regarding the pump house heater replacement and winterization.

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

Construction Update:

Change Order and Proposal Approval Process: Mr. Simpson discussed with the Board the Change Order and proposal approval process.

Reserve HOA Landscape Maintenance: Mr. Simpson discussed with the Board the status of the Reserve HOA landscape maintenance.

Landscaping Project Status Overview: Mr. Rees discussed with the Board the Landscaping Project Status Overview.

RECORD OF PROCEEDINGS

Landscaping Project Budget Overview: Mr. Simpson discussed with the Board the Landscaping Project Budget Overview.

Bed ID and Plant Inventory Project: Mr. Simpson and Mr. Rees discussed with the Board the Bed ID and Plant Inventory Project.

Town of Erie Construction Restoration Strategy: Mr. Simpson discussed with the Board the Town of Erie Construction Restoration Strategy.

Highway 7 & Vista Parkway Redesign & Maintenance Responsibility: Mr. Reese discussed with the Board the Highway 7 & Vista Parkway Redesign & Maintenance responsibility.

OTHER MATTERS

2026 Annual Meeting: The Board entered into discussion regarding scheduling the 2026 Annual Meeting.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Sargent and, upon vote, unanimously carried, the Board determined to schedule the Annual Meeting for August 27, 2026, at 5:30 p.m. at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie, CO 80516.

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 7:54 p.m.

Respectfully submitted,

Signed by:

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Secretary for the Meeting