MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD MARCH 26, 2026

A regular meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, March 26, 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:
Michael Lund, President
William Mathe, Treasurer
Scott Wood, Secretary
John Z. Ocwieja, Assistant Secretary
Todd Sargent, Assistant Secretary

Also In Attendance:
Alex Simpson and David Rees; Public Alliance, LLC
Jeffrey Erb, Esq. and Jillian Martin, Esq.; Erb Law, LLC
Joel Brown; CliftonLarsonAllen LLP
Lyle Fair, Tim Oldham and Conor Burgwald; Environmental Designs, LLC
James O'Connor; District resident

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:32 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 Sargent, seconded by Director Ocwieja, and, upon vote, unanimously carried, the Board approved the agenda as amended to clarify the amount for two separate tree removal and replacement proposals from Environmental Designs, LLC, as enclosed with the meeting packet for Item 5(c).

Public Comment: Mr. O'Connor inquired about the District's plans to plant new trees on the street in front of his home. The Board noted that replanting of better performing tree species may be possible, following completion of the ongoing community landscaping project.

CONSENT AGENDA

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

- Approve Minutes of the January 22, 2026, Regular Meeting.
- Ratify approval of Agreement for Services between the District and Environmental Designs, LLC d/b/a Monarch Tree & Lawn Service for tree removal services, in the amount of $8,289.20 and IPS Beetle Prevention and Ash Borer Injection services, in the amount of $17,740.
- Ratify approval of Change Order No. 60 with Environmental Designs, LLC for stormwater inspections, in the amount of $1,529.42.
- Ratify approval of Change Order No. 61 with Environmental Designs, LLC for hand digging at Skyline Main Line, in the amount of $9,125.
- Ratify approval of Change Order No. 62 with Environmental Designs, LLC for boring at Skyline Drive and Norfolk Street, in the amount of $27,670.65.
- Ratify approval of Change Order No. 63 with Environmental Designs, LLC for hand digging at Skyline Drive main line, in the amount of $8,436.37.
- Ratify approval of Change Order No. 64 with Environmental Designs, LLC for hand digging at Skyline Drive main line, in the amount of $5,332.31.
- Ratify approval of Change Order No. 66 with Environmental Designs, LLC for stormwater inspections, in the amount of $1,529.42.
- Ratify approval of Change Order No. 67 with Environmental Designs, LLC for boring at Skyline Golf Trail, in the amount of $22,649.90.
- Ratify approval of Change Order No. 68 with Environmental Designs, LLC for stormwater along Skyline Drive, in the amount of $2,666.16.
- Ratify approval of Change Order No. 69 with Environmental Designs, LLC for boring at Skyline Drive and Alpine Drive, in the amount of $33,851.30.
- Ratify approval of Change Order No. 70 with Environmental Designs, LLC for boring at Skyline Drive and Buttercup Street, in the amount of $24,329.41.
- Ratify approval of Change Order No. 71 with Environmental Designs, LLC for stormwater along Skyline Drive, in the amount of $2,998.60.
- Ratify approval of Change Order No. 72 with Environmental Designs, LLC for hand digging at Skyline Main Line, in the amount of $5,850.91.

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, subject to EDI's correction of the New Agreement Price provided on Change Order No. 60.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Payment of Claims: Mr. Brown reviewed the payment of claims with the Board.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Wood and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending March 11, 2026, in the amount of $1,383,476.51.

Financial Statements and Schedule of Cash Position: Mr. Brown reviewed with the Board the unaudited financial statements dated December 31, 2025, and schedule of cash position for the period ending December 31, 2025, updated as of March 12, 2026.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Lund and, upon vote, unanimously carried, the Board accepted the unaudited financial statements dated December 31, 2025, and schedule of cash position for the period ending December 31, 2025, updated as of March 12, 2026.

LEGAL MATTERS

Water Matters:

Water Service Rates and Current Water Service Agreements: Attorney Erb provided an update to the Board regarding water service rates and the status of current water service agreements. Mr. Erb noted that a notice regarding the District's intent to fix or increase water rates has been published on the District's website as required by statute. It is anticipated that a resolution adopting updated non-potable water rates will be presented for Board consideration at the April 23, 2026, Board meeting. No formal action was taken by the Board at this time.

Rules and Regulations Regarding Water Usage in Drought Conditions: Attorney Erb discussed with the Board the potential adoption of rules and regulations regarding water usage in drought conditions. A resolution adopting a formal policy regarding water curtailment during water shortages is anticipated to be presented for Board consideration at the April 23, 2026, Board meeting. No action was taken by the Board at this time.

Installation of Irrigation Controller for Columbine Mine Park: Attorney Erb and Mr. Simpson discussed with the Board the District's installation of the irrigation controller for Columbine Mine Park, which will coordinate with the District's irrigation system updates. The Board was agreeable to the District's installation of the controller, subject to finalization of the proposed agreement between the District and the Town of Erie regarding watering services for the park and the associated water lease. No action was taken by the Board at this time.

Coordination with Affinity Holdings Related to Proposed Linda Johnston Homestead Estate Development: Mr. Simpson discussed with the Board coordination efforts with Affinity Holdings related to the proposed Linda Johnston

Homestead Estate development. The Board is aligned regarding discussion of a potential agreement with the developer regarding the delegation of operation and maintenance responsibilities between the District and the anticipated HOA, in addition to requirements related to construction of water, landscaping, and street improvements within the new development.

Other: There were no other legal matters.

OPERATIONS AND MAINTENANCE MATTERS

Construction Update:

Landscaping Project Status Overview: Mr. Simpson provided an update to the Board on the status of the Landscaping Project.

Landscaping Project Budget Overview: Mr. Simpson discussed with the Board the Landscaping Project budget overview. No action was taken by the Board at this time.

Highway 7 & Vista Parkway Redesign & Maintenance Responsibility: The Board deferred discussion at this time.

Proposals for Purchase of WeatherTrak Controller for Columbine Mine Park: The Board reviewed proposals for purchase of WeatherTrak Controller for Columbine Mine Park.

Following discussion, upon motion duly made by Director Wood, seconded by Director Wood and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs LLC for purchase of WeatherTrak Controller for Columbine Mine Park, subject to approval of Agreement with the Town of Erie.

Proposal from Environmental Designs, LLC for Tree Removal and Replacement: The Board reviewed a proposal from Environmental Designs, LLC for tree removal and replacement.

Following discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the proposal from Environmental Designs, LLC for tree removal and replacement with 2” caliber trees, in the amount of $18,461.43, subject to confirmation of irrigation included in pricing.

Proposals for Concrete Repairs Throughout the District: The Board reviewed proposals for concrete repairs throughout the District.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Lund and, upon vote, unanimously carried, the Board approved the proposal from Guizar Concrete Construction LLC for concrete repairs throughout the District, in the amount of $7,650.

Service Agreement between the District and Diversified Underground, Inc. for Locate Services: The Board reviewed a Service Agreement between the District and Diversified Underground, Inc. for locate services.

Following discussion, upon motion duly made by Director Lund, seconded by Director Mathe and, upon vote, unanimously carried, the Board approved the Service Agreement between the District and Diversified Underground, Inc. for locate services, subject to legal review.

Change Order No. 65 with Environmental Designs, LLC for Additional Monument Landscaping: The Board reviewed Change Order No. 65 with Environmental Designs, LLC for additional monument landscaping.

Following discussion, upon motion duly made by Director Wood, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved Change Order No. 65 with Environmental Designs, LLC for additional monument landscaping, in the amount of $68,122.57.

Design Updates Related to Change Order No. 47 with Environmental Designs, LLC for Ridgeview Landscaping: Mr. Simpson discussed with the Board potential design updates related to Change Order No. 47 with Environmental Designs, LLC for Ridgeview Landscaping.

Following discussion, upon motion duly made by Director Wood, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the potential design updates related to Change Order No. 47 with Environmental Designs, LLC for Ridgeview Landscaping, in an amount not to exceed $383,000, subject to cooperation with Primrose Academy.

Proposals for Installation of LED Lighting at Highway 7 and Vista Parkway Entrances: The Board deferred discussion at this time.

The Village at Vista Ridge Association Irrigation Controller Upgrade: Mr. Simpson provided an update to the Board regarding The Village at Vista Ridge Association irrigation controller upgrade.

Removal of Decommissioned Irrigation Controllers and Power Meters: Mr. Simpson and Mr. Rees provided an update to the Board regarding removal of decommissioned irrigation controllers and power meters.

Post-Activation Inspection of District Irrigation System by HydroSystems-KDI, Inc.: Mr. Simpson provided an update to the Board regarding the Post-Activation Inspection of District Irrigation System by HydroSystems-KDI, Inc.

Tracking and Coordination of Construction Restoration Items: Mr. Rees provided an update to the Board regarding tracking and coordination of construction restoration items.

Installation of New Dog Waste Stations: Mr. Simpson and Mr. Rees provided an update to the Board regarding the installation of new dog waste stations.

Maintenance Performed on District Kubota Maintenance Vehicle: Mr. Simpson and Mr. Rees provided an update to the Board regarding recent maintenance performed on District Kubota maintenance vehicle.

OTHER MATTERS

There were no other matters.

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 8:00 p.m.

Respectfully submitted,

Signed by:

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Secretary for the Meeting