RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD MAY 28, 2026

A regular meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, May 28, 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; Public Alliance, LLC
Jillian Martin, Esq.; Erb Law, LLC
Mike Hoefer, Lyle Fair and Tim Oldham; Environmental Designs, LLC
Tim Hill; District resident

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:36 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. 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 update the amount of the proposal from Environmental Designs, LLC for xeric installation in potable areas and additional landscaping from $162,801.76 to $118,816.61.

Public Comment: Mr. Hill addressed the Board regarding the potential installation of a gravel barrier along fencing to mitigate weeds, and the placement of topsoil within the native grass area along Vista Parkway.

CONSENT AGENDA

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

- Approve Minutes of the April 23, 2026, Regular Meeting.
- Ratify approval of proposal from Environmental Designs, LLC for storm cleanup and tree limb removal services, in the amount of $3,544.94.
- Ratify approval of proposal from Environmental Designs, LLC for restoration of Comcast damage, in the amount of $743.36.
- Ratify approval of proposal from Environmental Designs, LLC d/b/a Monarch Tree Services for additional storm cleanup and tree limb removal services, in the amount of $3,901.86.
- Ratify approval of Change Order No. 74 from Environmental Designs, LLC for restoration of Comcast damage, in the amount of $743.36.

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

FINANCIAL MATTERS

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

Following discussion, upon motion made by Director Mathe, seconded by Director Wood, and upon vote unanimously carried, the Board approved the payment of claims for the period ending May 19, 2026, in the amount of $323,555.13.

Schedule of Cash Position and Property Taxes Reconciliation: The Board reviewed the schedule of cash position through the period ending March 31, 2026, and Property Taxes Reconciliation.

Following discussion, upon motion made by Director Wood, seconded by Director Lund, and upon vote unanimously carried, the Board approved the schedule of cash position through the period ending March 31, 2026, and Property Taxes Reconciliation.

LEGAL MATTERS

District Funding of Pond A20 Long-Term Capital Repairs per Maintenance Agreement with Town of Erie; Town of Erie Vista Ridge Detention Pond Project: Attorney Martin discussed with the Board the District funding of Pond A20 long-term capital repairs pursuant to the 2021 Maintenance Agreement with Town of Erie, as inquired by the Board. Ms. Martin discussed the Town's ongoing Vista Ridge Detention Pond Project, which includes plans to drain Pond A20 and replace with native grasses in efforts to correct the detention pond's drainage issues.

The Board requested legal counsel and District management to inquire with the Town regarding the future costs to upkeep the pond in consideration of the project and shifted use.

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.

Ongoing Communication with District Residents in Coordination with the Homeowner Association: Mr. Simpson discussed with the Board the ongoing communication with District Residents in coordination with the Homeowner Association.

Storm Cleanup and Tree Limb Removal Project: Mr. Simpson discussed with the Board the recent storm cleanup and tree limb removal project.

Proposal from Environmental Designs, LLC for Potable Irrigation Repairs; Proposal from Environmental Designs, LLC for Xeric Installation in Potable Areas and Additional Landscaping: The Board reviewed two proposals from Environmental Designs, LLC regarding landscaping along Alpine Drive and refresh of existing landscape beds, offering repairs to existing turf irrigation facilities or replacement of turf with xeriscaping/hardscapes.

Following discussion, the Board deferred action and requested EDI submit an amended proposal reflecting additional xeriscaping to match recent work done throughout the community.

Proposal from Environmental Designs, LLC for Monuments T&M Irrigation: The Board reviewed a proposal from Environmental Designs, LLC for monuments T&M irrigation.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Sargent, and upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for monuments T&M irrigation, in the amount of $26,052.62.

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<u>Proposal from Environmental Designs, LLC for Additional Decoders for Columbine Mine Park</u>: The Board reviewed a proposal from Environmental Designs, LLC for additional decoders for Columbine Mine Park.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Lund, and upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for additional decoders for Columbine Mine Park, in the amount of $1,001.58.

<u>Monument Beds Design Changes Proposed by Environmental Designs, LLC</u>: The Board entered into discussion regarding the use of mulch versus river rock within the monument beds. Following discussion, the Board directed Environmental Designs, LLC to proceed with mulch.

<u>Proposal from Aquatics Associates, Inc. for Pond Fountain Installation</u>: Mr. Simpson discussed ongoing conversation with the golf course regarding the Vista Parkway entrance landscaping project and the inquiry regarding adding fountains to the two ponds. Following discussion, the Board deferred action on this item.

<u>LED Lighting Installation at Highway 7 and Vista Parkway Entrance by Lindquist Lighting, LLC</u>: Mr. Simpson discussed with the Board the status of the LED lighting installation at Highway 7 and Vista Parkway entrance by Lindquist Lighting, LLC.

<u>Proposal from Lindquist Lighting, LLC for Quarterly Lighting Maintenance Services</u>: The Board reviewed a proposal from Lindquist Lighting, LLC for quarterly lighting maintenance services.

Following discussion, upon motion made by Director Wood, seconded by Director Mathe, and upon vote unanimously carried, the Board approved the proposal from Lindquist Lighting, LLC for quarterly lighting maintenance services, in the amount of $1,850.

<u>United Power Billing Error</u>: Mr. Simpson discussed with the Board the status of the United Power billing error in the amount of $13,507.26, for which the District will be credited. No Board action was necessary.

<u>Tracking and Coordination of Construction Restoration Items</u>: Mr. Simpson provided an update to the Board regarding tracking and coordination of construction restoration items.

<u>Escalation of Demand for Restoration Sent to JC Utility Services for Comcast Damage</u>: Mr. Simpson discussed with the Board the escalation of demand for restoration sent to JC Utility Services for Comcast Damage. In consideration of the ongoing efforts and opportunity for the damage to be remedied, the Board agreed

that District action to repair the damage was necessary and instructed District management to seek reimbursement for such costs.

Concrete Repairs by Guizar Construction, LLC: Mr. Simpson discussed with the Board the completion of concrete repairs by Guizar Construction, LLC.

Service Conducted on the Kubota: Mr. Simpson discussed with the Board the recent maintenance service performed on the Kubota equipment. He reported that an oil change was completed and that three engine connections were repaired by Front Range Equipment, in the amount of $1,019.40.

Community Signage Related to District and Golf Course Water Sourcing and Usage: The Board entered into discussion regarding the installation of community signage related to District and Golf Course water sourcing and usage.

Following discussion, upon motion made by Director Mathe, seconded by Director Sargent, and upon vote unanimously carried, the Board approved the installation of community signage related to District and Golf Course water sourcing and usage, in an amount not to exceed $1,000.

Commercial Irrigation Controller Installation and Integration with District System: Mr. Simpson reported that the commercial irrigation controller installation and integration with the District system was completed by WeatherTRAK System under the supervision of Mr. Oldham. It was noted that repairs are currently being conducted internally. Mr. Simpson further noted that a Drought Watering Resolution and Water Price Resolution will be provided to the Board upon finalization.

Proposal from Environmental Designs, LLC for Additional Landscaping: The Board reviewed a proposal from Environmental Designs, LLC for additional landscaping.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Lund, and upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for additional landscaping, in the amount of $43,985.15.

OTHER MATTERS

There were no other matters.

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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 7:40 p.m.

Respectfully submitted,

Secretary for the Meeting