MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD JUNE 25, 2026

A regular meeting of the Board of Directors (the "Board") of the Vista Ridge Metropolitan District (the "District") was convened on Thursday, June 25, 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:
William Mathe, Treasurer
Scott Wood, Secretary
John Z. Ocwieja, Assistant Secretary
Todd Sargent, Assistant Secretary

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

Also In Attendance:
Alex Simpson and David Rees; Public Alliance, LLC
Jillian Martin, Esq.; Erb Law, LLC
Thuy Dam; CliftonLarsonAllen LLP
Michael Hoefer, Lyle Fair Tim Oldham, Connor Burgwald, Nick Eckert and Stacey Parcell; Environmental Designs, LLC
Laurie High; District resident

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. 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 Item "N" of Operational and Maintenance Matters for discussion and consideration of the Vista Parkway community entrance monument lighting patterns.

Special District Association's ("SDA") Annual Conference: Mr. Simpson discussed with the Board the Special District Association's Annual Conference to be held through September 15-17, 2026.

Following discussion and review, upon a motion duly made by Director Wood, seconded by Director Mathe and, upon vote unanimously carried, the Board authorized expenditures for Director Ocwieja to attend the SDA Conference, pending his final decision.

Public Comment: Ms. High inquired about whether the Board would continue to post meeting minutes to the District website, as it had done regularly in the past. The Board directed Public Alliance LLC to update the website with finalized meeting minutes. She further expressed concerns regarding and installation of more trees throughout the community.

CONSENT AGENDA

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

- Approve Minutes of the May 28, 2026, Regular Meeting.
- Ratify approval of Change Order No. 90 from Environmental Designs, LLC for stormwater inspections, in the amount of $2,294.13.
- Ratify approval of proposal from LJA Surveying for surveyor services as related to Vista Parkway entrance landscaping project easement, in the amount of $4,500.

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

Payment of Claims: Mr. Simpson reviewed the claims paid through June 17, 2026 with the Board.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Sargent, and upon vote unanimously carried, the Board approved the payment of claims for the period ending June 17, 2026, in the amount of $560,074.57.

Unaudited Financial Statements and Property Taxes Reconciliation: Ms. Dam reviewed with the Board the unaudited financial statements through the period ending March 31, 2026, and Property Taxes Reconciliation.

Following discussion, upon motion made by Director Ocwieja, seconded by Director Wood, and upon vote unanimously carried, the Board approved the unaudited financial statements through the period ending March 31, 2026, and Property Taxes Reconciliation.

2025 Audit: Ms. Dam presented the 2025 Audit to the Board.

Following discussion, upon motion duly made by Director Mathe, seconded by Director Sargent and, upon vote, unanimously carried, the Board approved the 2025 Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review, no material changes, and receipt of an unmodified opinion letter by the Auditor.

LEGAL MATTERS

Town of Erie Capital Project and District Funding for Pond A20: Attorney Martin provided an update to the Board regarding the District's funding obligations related to Pond A20, noting that legal counsel will be requesting accounting statements from the Town of Erie related to its Pond A20 long-term maintenance fund in consideration of the pond drainage. No action was taken by the Board.

Irrigation Updates:

Water Availability and Supply from Coal Creek: Mr. Simpson and Attorney Martin provided an update regarding the availability and supply of water from Coal Creek, including Colorado National Golf Course's repair of the a portion of the shared irrigation system that had been limiting water supply.

Water Availability and Share Allocation from Farmers Reservoir & Irrigation Company ("FRICO"): Mr. Simpson and Attorney Martin presented an update regarding water availability and the District's share allocation with FRICO. Mr. Simpson noted that, per discussion with FRICO representatives, additional owners of water shares further south of the District would need to call on their shares in order to produce enough water flow for the District to access its shares.

Potential Acquisition or Lease of Additional Shares with FRICO: In consideration of the current drought conditions, Attorney Martin discussed with the Board the potential to acquire or lease additional FRICO shares from the public list of share owners expressing interest. The Board directed legal counsel and management to continue pursuing shares as they may become available.

Other: There were no other legal matters.

OPERATIONS AND MAINTENANCE MATTERS

Construction Updates:

Landscaping Project Status Overview: Mr. Simpson and Mr. Rees 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.

The Board and representatives from Environmental Designs, LLC discussed next steps for District acceptance of completed landscaping and irrigation improvements. The Board instructed legal counsel and District management to proceed with final inspections and obtaining a warranty bond in accordance with the District's contract with Environmental Designs, LLC.

Proposal from Environmental Designs, LLC for Xeric Installation in Potable Areas and Additional Landscaping: The Board reviewed a proposal from Environmental Designs, LLC for xeric installation in potable areas and additional landscaping.

Following discussion, upon motion made by Director Sargent, seconded by Director Wood, and upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for xeric installation in potable areas and additional landscaping, with the note that the two tracts without existing irrigation will only receive rock and not plant material.

Environmental Designs, LLC Maintenance Team Introduction and Updates: Directors Wood and Ocwieja introduced members of the Environmental Designs, LLC maintenance team. Mr. Rees provided an update regarding maintenance activities, including implementation of a new native landscape mowing program.

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

Following discussion, upon motion made by Director Ocwieja, seconded by Director Wood, and upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for tree removal, in the amount of $13,214.15.

Proposal from Environmental Designs, LLC for Tree Planting on North Side of Community Trail Near Mountain View Boulevard: The Board reviewed a proposal from Environmental Designs, LLC for tree planting on north side of community trail near Mountain View Boulevard.

Following discussion, upon motion made by Director Wood, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for tree planting on north side of community trail near Mountain View Boulevard, in the amount of $13,693.43.

Proposal from R. Campos Masonry Corp for Five (5) New Monument Pillars: The Board deferred discussion at this time.

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

discussion between District management and Environmental Designs, LLC regarding the installation of rock border along fencing would be necessary.

Environmental Designs, LLC Restoration of Cobble Strip with Edging along District Fencing: Mr. Simpson discussed with the Board potential restoration of cobble strip with edging along district fencing. The Board directed staff to obtain proposals for the restoration.

Plant Health Audit in Coordination with Environmental Designs, LLC: Mr. Reese discussed with the Board the Plant Health Audit in coordination with Environmental Designs, LLC. No action was taken by the Board.

Proposal from Amazing Painting LLC for Fence Staining at Alpine Drive: The Board reviewed a proposal from Amazing Painting LLC for fence staining at Alpine Drive.

Following discussion, upon motion made by Director Wood, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved the proposal from Amazing Painting LLC for fence staining at Alpine Drive, in the amount of $3,200.

Proposal from Amazing Painting LLC for Fence Staining at Ironwood Circle: The Board reviewed a proposal from Amazing Painting LLC for fence staining at Ironwood Circle.

Following discussion, upon motion made by Director Wood, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved the proposal from Amazing Painting LLC for fence staining at Ironwood Circle, in the amount of $1,840.

Installation of Boulders at Golf Course Maintenance Trails on East Side of Vista Parkway: Mr. Simpson discussed with the Board the completed installation of boulders at golf course maintenance trails on east side of the Vista Parkway community entrance.

Recent Fence Temporary Repair Efforts: Mr. Rees discussed with the Board the recent fence repair efforts.

LED Lighting Installation at Highway 7 and Vista Parkway Entrance by Lindquist Lighting, LLC: Mr. Rees discussed with the Board the LED lighting installation at the Highway 7 and Vista Parkway entrance by Lindquist Lighting, LLC.

Monument Light Patterns by Month: The Board entered into discussion regarding establishing a standard schedule for the monument light patterns throughout the year.

Following discussion, upon motion made by Director Wood, seconded by Director Ocwieja, and upon vote unanimously carried, the Board approved the following monument light schedule:

Month	**Light Pattern**
January	White
February	Red or alternating Red and White (Valentine's Day)
March	Green (St. Patrick's Day)
April	White
May	One-third White, One-third Red, and One-third Blue (Armed Services Month)
June	Alternating Purple, Blue, Green, Yellow, Orange, Red, repeating (Pride Month)
July	Alternating Red, White and Blue (Fourth of July)
August	White
September	White
October	Alternating Purple and Orange (Halloween)
November	Alternating Blue and Orange (Denver Broncos)
December	Alternating Red and Green During Hanukah alternating Blue and White (Christmas & Hanukah)

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 7:56 p.m.

Respectfully submitted,

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Secretary for the Meeting