

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3, & 4

HELD
February 10, 2026

The Regular Meeting of St. Vrain Lakes Metropolitan District Nos. 1, 3, and 4 was held via Zoom and Teleconference on Tuesday, February 10, 2026, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:

Lyndsey Paavilainen
Brett Price
Joe Loken
Anastasia Urban

Directors Absent but Excused:

Neil Simpson

Also in Attendance:

Jon Wagner; WBA, P.C.
Kevin Mitts, Ronnie Kenfield, Logan Powell, Tracie Kaminski, Kent Krause and Andrew Kunkel; Pinnacle Consulting Group, Inc.
Kathryn Rorer, Lisa Bradley and Justin Nash; Cohere
Jennifer Thomas; Aspen Aquatics
Raymond Byrd, Carla Fairchilds and Gary Jaycox; District No. 2 Board Members
Several Members of the Public.

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Mitts noted that a quorum was present, with four out of five Directors in attendance. The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the St. Vrain Lakes Metropolitan District Nos. 1, 3, and 4 (collectively, the “District”) was called to order by Director Paavilainen at 6:31 p.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Mr. Wagner advised the Boards that pursuant to Colorado law, certain

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disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Wagner reported that disclosures for those Board Members who provided WBA, P.C. with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Wagner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Price, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

Report From District No. 2 Board of Directors: Mr. Jaycox summarized the Report from the District No. 2 Board of Directors to the District No. 1 Board of Directors. Mr. Jaycox discussed concerns about fee increases for residents living in Filing 3. Director Paavilainen and Ms. Kaminski responded providing clarification and Director Paavilainen offered to coordinate with Mr. Jaycox regarding resident communications for long term planning.

CONSENT AGENDA

Mr. Mitts reviewed the items on the consent agenda with the Boards. Mr. Mitts advised the Boards that any additional item may be removed from the consent agenda to the regular agenda upon the request of any Director. Director Urban requested the Muttley's Maids, ICA be removed from the consent agenda. Upon a motion duly made by Director Urban, seconded by Director Paavilainen, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- A. Minutes – November 18, 2025, Regular Meeting District Nos. 1, 3, & 4, December 17, 2025, Special Meeting District No. 1.
- B. First Amendment to the Amended and Restated Contribution Agreement.

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- C. Payment of Claims.
- D. Contract Modifications.
 - i. Environmental Designs Inc., ICA
 - ii. Environmental Designs Inc., Addendum #2
 - iii. Affordable Pest Control, ICA
 - iv. Sports and Fitness, ICA
 - v. Solitude Lake Management, ICA

DISTRICT MANAGER
ITEMS

District Manager's Report: Mr. Mitts presented the District Manager's Report to the Boards and answered questions. Mr. Powell presented the Operations and Maintenance Report to the Boards and answered questions regarding the Eagle River Median irrigation update.

Options to Remedy Waterside Park Slide Issue: Mr. Powell presented options and proposals to remedy the Waterside Park slide issue to the Boards. Director Paavilainen, Director Urban, and Ms. Fairchilds discussed considerations for the options presented and Mr. Kenfield and Mr. Powell responded. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Price, and upon vote, unanimously carried, it was

RESOLVED to engage Environmental Designs, Inc. to cut back the rock structure 6-8 inches in an amount not to exceed \$4,000.

Pet Waste Station Provider: Mr. Powell presented a proposal from Spy Glass Window Clean LLC for Pet Waste Station Services to the Boards and answered questions regarding price comparisons, levels of service to be provided, contractor references, and the contract process for switching contractors. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to ratify the existing Independent Contractor Agreement with Muttley's Maids.

Following further review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the proposal with Spy Glass Window Clean LLC for Pet Waste Station Services subject to the inclusion of maintenance cleaning services and contractor references with services beginning April 1st.

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Following further review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to provide Notice of Termination to Muttley's Maids to end services on March 31, subject to reference checks completed for Spy Class Window Clean LLC.

Pool Repair Update: Mr. Powell and Mr. Krause provided the Pool Repair Update to the Boards and answered questions regarding replastering.

Independent Contractor Agreement with Aztec Consultants: Mr. Powell requested ratification of the Independent Contractor Agreement with Aztec Consultants by the Boards. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Price, and upon vote, unanimously carried, it was

RESOLVED to ratify the Independent Contractor Agreement with Aztec Consultants, as presented.

Independent Contractor Agreement with Aquatic Chemical Solutions, Inc. for Pool Re-Surfacing: Mr. Powell requested ratification of the Independent Contractor Agreement with Aquatic Chemical Solutions, Inc. for Pool Re-Surfacing by the Boards. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Price, and upon vote, unanimously carried, it was

RESOLVED to ratify the Independent Contractor Agreement with Aquatic Chemical Solutions, Inc., as presented.

COMMUNITY MANAGEMENT ITEMS

Community Manager's Report: Ms. Rorer and Mr. Nash presented the Community Manager's Report to the Boards and answered questions. Director Paavilainen noted her excitement to have Ms. Rorer and Mr. Nash working for the District.

Social Committee Member Appointment: Ms. Rorer requested the Boards consider appointments to the Social Committee. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the Social Committee Member Appointments, as presented.

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Amenity Systems & Agreements: Ms. Rorer discussed the District's Amenity Systems and Agreements with the Boards.

Engagement for Facility Cleaning Services: Mr. Nash presented a proposal with Professional Building Cleaning for Facility Cleaning Services to the Boards. Mr. Nash discussed specific issues with the existing contractor KG Facility Solutions, discussed benefits provided by the new contractor such as ordering consumables and cost savings for consumables, discussed replacing towels with towelettes, reference checks, and total servicing days. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Price, and upon vote, unanimously carried, it was

RESOLVED to approve the engagement with Professional Building Cleaning for Facility Cleaning Services with services beginning April 1st.

Following further review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to provide Notice of Termination to KG Facility Solutions with services ending March 31st.

Engagement for Pool Operations Services: Mr. Nash and Ms. Thomas presented a proposal with Aspen Aquatics for Pool Operations Services to the Boards and answered questions. Director Paavilainen and Director Urban discussed concerns regarding engaging a third-party contractor and discussed considerations for Cohere's scope of services. Director Urban nominated Director Paavilainen to serve as the District's representative to oversee the implementation of a third-party contractor for Pool Operations Services.

Engagement for Access System Upgrades: Mr. Nash described in detail complications with the District's current Access System and recommended the Boards approve Access System upgrades to include the implementation of Kisi, Inc. and answered questions. Director Paavilainen highlighted the importance of a smooth roll out to include resident communications and trainings. Ms. Gillette discussed concerns regarding the length of time data is stored and Mr. Nash responded. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to engage Kisi, Inc. for Access System Upgrades.

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Engagement with Patti Vandenberg for Fitness Instruction: Ms. Rorer requested the Boards engage Patti Vandenberg for Fitness Instruction services. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to engage Patti Vandenberg for Fitness Instruction services.

CAPITAL
INFRASTRUCTURE
ITEMS

Capital Managers Report: Mr. Krause presented the Capital Manager's Report to the Boards.

Construction Management Services Agreement – Barefoot, LLC: Mr. Wagner presented the Construction Management Services Agreement with Barefoot, LLC for Filing 7B Landscaping District Build Project to the Boards. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to approve the Construction Management Services Agreement with Barefoot, LLC for Filing 7B Landscaping District Build Project, as presented.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending December 31, 2025, with the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2025, as presented.

LEGAL ITEMS

Resolution Adopting Notice Posting Locations: Mr. Wagner presented the Resolution Adopting Notice Posting Locations to the Boards. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Adopting Notice Posting Locations, as presented.

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Resetting of Covenant Enforcement Violations Notices: Mr. Wagner discussed resetting Covenant Enforcement Violations Notices with the Boards and answered questions regarding effected Filings and allotted time to cure violations. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve resetting Covenant Enforcement Violations Notices.

Amended & Restated Covenant Enforcement Resolution: Mr. Wagner presented the Amended and Restated Covenant Enforcement Resolution to the Boards and answered questions regarding aging reports. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the Amended and Restated Covenant Enforcement Resolution subject to final review by the District's legal counsel and final review by the Districts covenant enforcement counsel.

First Amendment to Amended & Restated Fee Resolution: Mr. Wagner presented the First Amendment to Amended and Restated Fee Resolution to the Boards. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Paavilainen, and upon vote, unanimously carried, it was

RESOLVED to approve the First Amendment to Amended and Restated Fee Resolution, as presented.

EXECUTIVE SESSION Executive session, for the purpose of receiving legal advice on specific legal questions, pursuant to CRS 24-6-402(4)(b), namely easement acquisition.

Mr. Wagner advised the Boards that it was permitted, upon compliance with requisite statutory procedures under the Colorado Open Meetings Law, for the Boards to convene an executive session, to conference with an attorney for the purpose of receiving legal advice on specific legal questions, pursuant to CRS 24-6-402(4)(b), namely easement acquisition. Upon a motion duly made by Director Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to convene an Executive Session, for the purpose of receiving legal advice on specific legal questions, pursuant to CRS 24-6-402(4)(b), namely easement acquisition.

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The Boards returned from Executive Session at 10:20 p.m. No decisions or actions were taken in the Executive Session.

OTHER MATTERS

Engagement of Spencer Fane as Special Counsel for Easement Acquisition: Mr. Wagner requested the engagement of Spencer Fane as Special Counsel for the Easement Acquisition. Following review and discussion, upon a motion duly made by Director Price, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to engage Spencer Fane as Special Counsel for the Easement Acquisition.

Providing Special Counsel with Direction to Proceed with Easement Acquisition & Appraisal review: Mr. Wagner requested the Boards approve providing Special Counsel with direction to proceed with Easement Acquisition and Appraisal review. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Price, and upon vote, unanimously carried, it was

RESOLVED to approve providing Special Counsel with direction to proceed with Easement Acquisition and Appraisal review.

ADJOURNMENT

There being no further business to come before the Boards, Director Paavilainen adjourned the meeting at 10:22 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting