

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

HELD
September 23, 2026

The Special Meeting of St. Vrain Lakes Metropolitan District No. 1 was held via Zoom and Teleconference on Wednesday, September 23, 2026, at 12:30 p.m.

ATTENDANCE

Directors in Attendance:

Erik Clore, President
Neil Simpson, Treasurer
Anastasia Urban, Secretary

Directors Absent but Excused:

Brett Price, Asst. Secretary
Joe Loken, Asst. Secretary

Also in Attendance:

Jon Wagner; WBA, P.C.
Kevin Mitts, Andrew Kunkel, Skyler Saathoff, Ronnie Kenfield, and
Tracie Kaminski; PCGI.
Brenda Owings and Chris Hayes; Brookfield Residential.
Kathryn Rorer and Ashlee Garcia-Perez; Cohere.
Carla Fairchilds; Member of the Public

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Clore noted that a quorum was present, with three out of five Directors in attendance. The Special Meeting of the Board of Directors of the St. Vrain Lakes Metropolitan District No. 1 was called to order by Director Clore at 1:46 p.m. Following review and discussion, upon a motion duly made by Director Simpson, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to excuse the absences of Director Price and Director Loken.

Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Wagner advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Wagner reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law. Mr. Wagner

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inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

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

RESOLVED to approve the agenda, as amended to include III Legal Item B. Grass Monitoring Covenant Violations.

Public Comment: There were no Public Comments received.

DISTRICT MANAGER ITEMS

2027 On-Lot Service Landscape Contractor for Filing 3 Services: Mr. Kenfield reviewed the proposals received for Filing 3 On-Lot Landscaping Services with the Board. Mr. Kenfield reported that five bids were submitted and recommended continuing services with Environmental Designs, Inc. with an amount to not exceed \$1,980. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to engage Environmental Designs, Inc. as the 2027 On-Lot Service Landscape Contractor for Filing 3 Services.

LEGAL ITEMS

Petition for Inclusion of Land into Little Thompson Water District: Mr. Wagner presented the Petition for Inclusion of Land into Little Thompson Water District and answered questions. Following review and discussion, upon a motion duly made by Director Urban, seconded by Director Simpson, and upon vote, unanimously carried, it was

RESOLVED to approve the Petition for Inclusion of Land into Little Thompson Water District, as presented.

Grass Monitoring Covenant Violations: Mr. Wagner recommended the Board approve postponing the Enforcement of Dead Grass Violations until April 1st and answered questions. Following review and discussion, upon a motion duly made by Director Clore, seconded by Director Simpson, and upon vote, unanimously carried, it was

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RESOLVED to approve Postponing Enforcement of Dead Grass Violations until April 1, 2027.

FINANCIAL ITEMS

2027 Budget Work Session: Ms. Kaminski, Mr. Kenfield, and Ms. Rorer reviewed the proposed 2027 annual budget projections, reviewed anticipated revenues and expenditures, and answered questions.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Clore, seconded by Director Simpson, and upon unanimous vote, the meeting was adjourned at 1:55 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