

ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3 & 4

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board Of Directors</u>	<u>Office</u>	<u>Term / Expiration</u>
Erik Clore	President	2027 / May 2027
Brett Price	Assistant Secretary	2027 / May 2027
Joe Loken	Assistant Secretary	2027 / May 2027
Neil Simpson	Treasurer	2029 / May 2029
Anastasia Urban	Secretary	2029 / May 2029

Date: October 13, 2026 (Tuesday)

Time: 6:30 P.M.

Place: ZOOM & Teleconference

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85341904008?pwd=yMtYjApjKe7RaZziuZE3lqoeMIHWTy.1>

Webinar ID: 853 4190 4008; Passcode:064613

Telephone: 1 719 359 4580 or 1 669 444 9171

I. ADMINISTRATIVE ITEMS

- A. Declaration of Quorum/Call to Order.
- B. Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comment for Non-Agenda Items. (Limited to 3-Minutes Per Person).
- E. Report from District No. 2 Board of Directors.

II. CONSENT AGENDA

- A. Approval of Minutes – August 11, 2026, Regular Meeting, September 23, Special Meeting (District No. 1) **(enclosure)**
- B. Ratification of Payment of Claims. **(enclosure)**
- C. Ratification of Contract Modifications. **(enclosure)**
 - i. Environmental Designs Inc., Addendum 2026-05
 - ii. Environmental Designs Inc., Addendum 2026-06
 - iii. Environmental Designs Inc., Addendum 2026-07
 - iv. Environmental Designs Inc., Addendum 2026-08
 - v. Environmental Designs Inc., Addendum 2026-09
 - vi. Aquatic Chemical Solutions., Addendum 2026-01
 - vii. Express Mulching and Seed., Addendum 2026-01
 - viii. Solitude Lake Management., 2026-03
 - ix. DCPS., Addendum 2026-01

III. DISTRICT MANAGER ITEMS

- A. District Manager's Report. **(enclosure)**
- B. Filing 3 On-Lot Maintenance Services RFP.

- i. Consideration and Approval of Environmental Designs Inc. Contract for Filing 3 On-Lot Maintenance Services. **(enclosure)**

IV. COMMUNITY MANAGEMENT ITEMS

- A. Community Manager's Report. **(enclosure)**
- B. Update on Category 3 Fencing Violations.
 - i. Consider Approval of Notice of Fencing Violation Waiver for Violations Existing Prior to January 1, 2026. **(enclosure)**
- C. Update from the Amenities Operations Committee.

V. FINANCIAL ITEMS

- A. Consider and Approve Write-Off of Un-Collectable Interest on Outstanding AR. **(enclosure)**
- B. 2027 Proposed Budget Review. **(enclosure)**

VI. LEGAL ITEMS

- A. Consider Ratification of Resolution Establishing a Lakes Working Group. **(enclosure)**
- B. Consider Ratification of Appointment of Erik Clore to the Lakes Working Group.
- C. Consider Adoption of Joint 2027 Annual Administrative Resolution. **(enclosure)**
- D. Consider Adoption of Resolution Adopting a Procurement Policy. **(enclosure)**
- E. Consider Adoption of Joint Resolution Calling May 4, 2027, Election. **(enclosure)**
- F. Consider Adoption of First Amendment to Amended and Restated Rules and Regulations. **(enclosure)**
- G. Consider Adoption of Resolution of Necessity. **(enclosure)**
- H. Consider Approval of WBA Engagement Letter. (District Nos. 1, 3 and 4, individually) **(enclosure)**

VII. EXECUTIVE SESSION

Executive Session for the purpose of receiving legal advice on specific legal questions under CRS 24-6-402(4)(b), namely easement acquisition and authority formation.

VIII. OTHER MATTERS

IX. DIRECTOR COMMENT

X. ADJOURNMENT

*****The Next Regular Meeting is Scheduled for November 10, 2026*****

RECORD OF PROCEEDINGS

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

HELD
August 11, 2026

The Regular Meeting of St. Vrain Lakes Metropolitan District Nos. 1, 3, and 4 was held via Zoom and Teleconference on Tuesday, August 11, 2026, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:

Brett Price
Joe Loken
Anastasia Urban

Directors Absent but Excused:

Neil Simpson

Also in Attendance:

Jon Wagner; WBA, P.C.
Kevin Mitts, Ronnie Kenfield, Tracie Kaminski, Travis Bailey and
Andrew Kunkel; Pinnacle Consulting Group, Inc.
Abbey Hagerman; Clinger Hagerman
Kathryn Rorer and Ashlee Garcia-Perez; Cohere
Bobbi Billings and David Lindsay; Town of Firestone
Carla Fairchilds, Lee Johnson-Hesson, Gary Jaycox; District No. 2 Board
of Directors
Several Members of the Public

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Mitts noted that a quorum was present, with three out of four 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 Urban at 6:52 p.m. 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 excuse the absence of Director Simpson.

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.

RECORD OF PROCEEDINGS

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 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 Boards considered the approval of the agenda. 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 approve the agenda, as amended to move VII. Legal Item A. Consider Approval of the First Amendment to the License Agreement with the Town of Firestone to III. District Manager Item D.

Resignation of Director Paavilainen: Mr. Mitts and the Boards recognized the resignation of Director Paavilainen and thanked her for her service to the District.

Appointment to Fill Board Vacancy: Mr. Wagner addressed the Boards noting there is one interested candidate to fill the vacancy on the Board of Directors. Mr. Wagner noted the Notice of Vacancy was published in accordance with Colorado State Law. 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 appoint Erik Clore to the Board of Directors to fill the term expiring May 2027.

Election of Officers: Mr. Wagner discussed the Election of Officers with 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 elect the slate of officers as noted below:

RECORD OF PROCEEDINGS

Erik Clore – President
 Brett Price – Assistant Secretary
 Joe Loken – Assistant Secretary
 Neil Simpson – Treasurer
 Anastasia Urban – Secretary

Public Comment: Joan Gibson commented regarding Filing 6 maintenance and Mr. Kenfield responded noting changes that will occur once the area becomes the responsibility of the District to maintain. Joan Gibson noted degradation of the QR codes for O&M reporting and Mr. Mitts responded noting they are being replaced with permanent signage. Joan Gibson requested trail use signage for vehicles and Mr. Kenfield responded noting they are being installed. Tyler Huff requested clarification regarding seasonal pool closure options and Ms. Rorer responded describing budgetary considerations.

2025 Audit for District Nos. 1 & 4: Ms. Hagerman reviewed the 2025 Audit for District Nos. 1 and 4 with the Boards and answered questions. Ms. Hagerman noted the audit will receive a clean unmodified opinion. 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 2025 Audit for District Nos. 1 and 4, subject to final review by the District's accountant and legal counsel.

Report From District No. 2 Board of Directors: Ms. Fairchilds summarized the Report from the District No. 2 Board of Directors. Ms. Fairchilds, Mr. Jaycox, Director Price and Director Urban expressed interest in continued coordination between the District's. Ms. Johnson-Hesson expressed concern regarding committee structure and avenues for communication to the District No. 1 Board of Directors.

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. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Urban, seconded by Director Price, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- A. Minutes – May 12, 2026, Regular Meeting, May 12, 2026, Annual Meeting.
- B. Resolution Establishing an Amenity Operations Committee.

RECORD OF PROCEEDINGS

- C. Amended & Restated Resolution Establishing a Landscaping Committee.
- D. Payment of Claims.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Mitts presented the District Manager's Report to the Boards. Mr. Kenfield presented the Operations and Maintenance Report to the Boards.

Solitude Lake Management Shoreline Erosion Control Proposal: Mr. Kenfield presented the Solitude Lake Management Shoreline Erosion Control Proposal to the Boards and answered questions. 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 Solitude Lake Management Shoreline Erosion Control Proposal, as presented.

Easement Agreement with Tri-State: Director Urban presented the Easement Agreement with Tri-State to the Boards. 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 approve the Easement Agreement with Tri-State, as presented.

First Amendment to the License Agreement with the Town of Firestone: Director Urban presented the First Amendment to the License Agreement with the Town of Firestone to 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 approve the First Amendment to the License Agreement with the Town of Firestone extending the lead time period pursuant to the agreement.

Status of District Parcel for Permanent Wells: Director Urban and Mr. Lindsay discussed the status of the District Parcel for the Permanent Wells with the Boards and answered questions. Mr. Lindsay and Director Urban noted the analysis was completed and the location has been determined to have a viable ground water supply.

Pedestrian Bridge: Director Urban provide an update regarding the status of the potential construction of a Town of Firestone Pedestrian Bridge that may require a permanent easement from the District in the future.

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Appointment of District No. 1 Directors to Landscape Committee and Amenity Operations Committee: Mr. Wager discussed the appointment of District No. 1 Directors to the Landscape Committee and the Amenity Operations Committee with the Board. Director Urban volunteered to serve on each committee. Director Price stated they would like Director Clore to serve on each committee. 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 appoint Director Urban to the Amenity Operations Committee and Director Clore to the Landscape Committee.

Filing 3 On-Lot Maintenance Operations & RFP: Mr. Kenfield provided an update on the Filing 3 On-Lot Maintenance Operations RFP to the Boards.

CAPITAL INFRASTRUCTURE ITEMS

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

COMMUNITY MANAGEMENT ITEMS

Community Manager's Report: Ms. Rorer presented the Community Manager's Report to the Boards. Ms. Rorer introduced Ms. Garcia-Perez to the Boards.

Independent Contractor Agreement with Sizzlin Street Bites LLC: Ms. Rorer presented the Independent Contractor Agreement with Sizzlin Street Bites LLC to 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 approve the Independent Contractor Agreement with Sizzlin Street Bites LLC, as presented.

District Sponsored Event Policy & Rental Policy: Ms. Rorer and Mr. Wagner discussed the District Sponsored Event Policy and Rental Policy with the Boards and answered questions. Director Urban requested the Board approve any commercial usage of the District's facilities.

Amended Residential Improvement Guidelines & Barefoot Lakes Landscape Design Guidelines & Barefoot Village Landscape Design Guidelines: Director Urban discussed minor changes to the Amended Residential Improvement Guidelines with 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

RECORD OF PROCEEDINGS

RESOLVED to approve the Amended Residential Improvement Guidelines, as presented.

Following further 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 Barefoot Lakes Landscape Design Guidelines & Barefoot Village Landscape Design Guidelines, as presented.

Category 3 Fencing Violations: Mr. Wager provided an update regarding the Category 3 Fencing Violations to the Boards noting the majority of violations have been resolved.

FINANCIAL ITEMS

Financial Statements: Ms. Kaminski reviewed the Unaudited Financial Statements for the period ending June 30, 2026, with 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 accept the Unaudited Financial Statements for the period ending June 30, 2026, as presented.

2025 Audit Extension: Ms. Kaminski requested the Boards ratify the 2025 Audit Extension. 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 2025 Audit Extension.

Bank and Bill.com Signers: Ms. Kaminski requested the Boards direction regarding additional Bank and Bill.com Signers. It was the decision of the Boards to retain Director Price and Director Simpson as the Bank and Bill.com Signers for the District.

LEGAL ITEMS

Amended & Restated Collection Resolution: Mr. Wagner presented the Amended and Restated Collection Resolution to 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 approve the Amended & Restated Collection Resolution, as presented.

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Second Amendment to the Policies & Procedures Governing the Recreation Amenities: Mr. Wagner presented the Second Amendment to the Policies and Procedures Governing the Recreation Amenities to 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 approve the Second Amendment to the Policies and Procedures Governing the Recreation Amenities, subject to specifying restrictions for golf carts on the District trails.

Resolution Establishing a Lake Working Group: Mr. Wagner presented the Resolution Establishing a Lake Working Group to the Boards and answered questions. It was the decision of the Boards to Table this matter until the November Board Meeting.

Resolution Adopting Uniform Parking Rules and Regulations: Mr. Wagner presented the Resolution Adopting Uniform Parking Rules and Regulations to 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 approve the Resolution Adopting Uniform Parking Rules and Regulations, as presented.

DIRECTOR
COMMENT

There were no Director Comments to come before the Boards.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Price, seconded by Director Urban, and upon unanimous vote, the meeting was adjourned at 8:53 p.m.

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

Respectfully submitted,

Andrew Kunkel, Recording Secretary for the Meeting

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

RECORD OF PROCEEDINGS

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

RECORD OF PROCEEDINGS

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, Recording Secretary for the Meeting

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Check Detail

August 5 through October 5, 2026

	Type	Transaction Number	Date	Account	Amount
Affordable Pest Control					
	Bill	67266	08/31/2026	1-52109 Pest Control	259.00
	Bill	65389	08/31/2026	1-52109 Pest Control	129.00
	Bill	66535	09/30/2026	1-52109 Pest Control	129.00
					517.00
Altitude Community Law PC					
	Bill	987535	08/31/2026	1-51111 Collections	1,152.00
	Bill	989295	09/30/2026	1-51111 Collections	1,356.00
					2,508.00
American Mechanical Services of Denver					
	Bill	1490451	08/31/2026	1-52705 Building Maintenance	85.00
	Bill	1490450	08/31/2026	1-52705 Building Maintenance	1,344.00
					1,429.00
Aspen Aquatics LLC					
	Bill	1210	08/31/2026	1-52712 Pool Chemicals	3,251.00
	Bill	1224	08/31/2026		881.30
	Bill	1229	08/31/2026	1-52704 Pool Operations and Maintenance	20,480.00
	Bill	1243	09/30/2026		5,570.83
	Bill	1255	09/30/2026	1-52704 Pool Operations and Maintenance	10,240.00
	Bill	1276	09/30/2026		314.44
					40,737.57
Bill.com					
	Bill	26087950368	08/20/2026	1-51120 Office, Dues & Other	90.22
					90.22
Black Hills Energy					
	Bill	3604 5979 45 07.26	08/20/2026	1-51400 Utilities	1,441.42
					1,441.42
BSB Design					
	Bill	00011363	09/30/2026	1-51301 Development Coordination	200.00
					200.00
Cintas Corporate Services, Inc					
	Bill	9383751062	08/31/2026	1-52711 Operations & Program Maint	414.00
	Bill	9383751069	08/31/2026	1-52711 Operations & Program Maint	130.00
	Bill	5350167408	08/31/2026	1-52711 Operations & Program Maint	154.15
	Bill	9387988746	09/30/2026	1-52711 Operations & Program Maint	414.00
	Bill	9387988750	09/30/2026	1-52711 Operations & Program Maint	130.00
	Bill	5356460805	09/30/2026	1-52711 Operations & Program Maint	61.48
					1,303.63
Cintas Fire					
	Bill	0D51206944	09/30/2026	1-52705 Building Maintenance	774.00
					774.00
CivicPlus LLC					
	Bill	385675	09/30/2026	1-51125 Website Management	630.00
					630.00

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Check Detail

August 5 through October 5, 2026

	Type	Transaction Number	Date	Account	Amount
ClingerHagerman, LLC					
	Bill	1295	09/30/2026	1-51010 Audit Expense	2,000.00
	Bill	1294	09/30/2026	1-51010 Audit Expense	2,000.00
	Bill	1293	09/30/2026	1-51010 Audit Expense	2,400.00
					<u>6,400.00</u>
Co Spec Dist Prop & Liab Pool					
	Bill	27WC-60851-0559	08/31/2026	1-13000 Prepaid Expense	445.00
	Bill	27WC-60852-0458	08/31/2026	1-13000 Prepaid Expense	445.00
	Bill	27WC-60855-0577	08/31/2026	1-13000 Prepaid Expense	445.00
	Bill	27WC-60854-0643	08/31/2026	1-13000 Prepaid Expense	445.00
	Bill	27PL-60854-1483	09/30/2026	1-13000 Prepaid Expense	4,940.00
	Bill	27PL-60851-1421	09/30/2026	1-13000 Prepaid Expense	2,076.00
	Bill	27PL-60852-1303	09/30/2026	1-13000 Prepaid Expense	2,076.00
					<u>10,872.00</u>
Cocal Landscape Services Inc.					
	Bill	20004	07/31/2026	1-51301 Development Coordination	3,500.00
					<u>3,500.00</u>
Cohere					
	Bill	15521	08/31/2026	1-51045 Community Management	170.84
	Bill	15278	08/31/2026	1-51045 Community Management	1,297.24
	Bill	15545	08/31/2026	1-51045 Community Management	24,852.38
	Bill	15821	08/31/2026	1-51045 Community Management	2,804.51
	Bill	16062	09/30/2026	1-51045 Community Management	933.28
	Bill	15988	09/30/2026	1-51045 Community Management	141.59
	Bill	15654	09/30/2026	1-51045 Community Management	1,527.26
	Bill	15798	09/30/2026	1-51045 Community Management	1,417.58
					<u>33,144.68</u>
Colorado Vista Landscape Design, Inc					
	Bill	1802	08/31/2026	1-51080 ARC Reviews	1,355.00
	Bill	1808	09/30/2026	1-51080 ARC Reviews	1,455.00
					<u>2,810.00</u>
Comcast					
	Bill	0364011 07.26	08/20/2026	1-51400 Utilities:1-51401 Utilities - The Cove	701.17
	Bill	0364011 06.26	07/20/2026	1-51400 Utilities:1-51401 Utilities - The Cove	713.34
					<u>1,414.51</u>
Commercial Electronics Systems					
	Bill	16778	08/31/2026	1-52714 Security Monitoring	65.00
	Bill	16610	08/31/2026	1-52714 Security Monitoring	65.00
	Bill	16758-1	09/30/2026	1-52714 Security Monitoring	65.00
					<u>195.00</u>
Environmental Designs, LLC					
	Bill	CD50703178	08/31/2026	1-51304 Ovation & Villas Lawncare	6,250.00
	Bill	CD50722537	08/31/2026	1-52200 Hardscapes:1-52206 Fencing O&M	430.00
	Bill	CD50723033	08/31/2026	1-52107 Native Area O&M	9,527.80
	Bill	CD50712919	08/31/2026	1-52904 Irrigation Repair & Upgrade	255.90
	Bill	CD50703175	08/31/2026	1-52717 Grounds Maintenance	1,040.35
	Bill	CD50711537	08/31/2026	1-52904 Irrigation Repair & Upgrade	18,903.51
	Bill	CD50719494	08/31/2026	1-52904 Irrigation Repair & Upgrade	3,050.59
	Bill	CD50719713	08/31/2026	1-52904 Irrigation Repair & Upgrade	906.30
	Bill	CD50710699	08/31/2026	1-52901 Manicured Landscaping Upgrades	255.00
	Bill	CD50722347	08/31/2026	1-52903 Tree/Plant Replacement & Upgrad	10,089.00

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Check Detail

August 5 through October 5, 2026

Type	Transaction Number	Date	Account	Amount
Bill	CD50709483	08/31/2026	1-52904 Irrigation Repair & Upgrade	319.80
Bill	CD50722298	08/31/2026	1-52904 Irrigation Repair & Upgrade	323.50
Bill	CD50703177	08/31/2026	1-52101 Manicured Landscaping O&M	22,124.02
Bill	CD50725370	09/30/2026	1-52904 Irrigation Repair & Upgrade	578.63
Bill	CD50725474	09/30/2026	1-52904 Irrigation Repair & Upgrade	638.39
Bill	CD50726548	09/30/2026	1-52904 Irrigation Repair & Upgrade	822.34
Bill	CD50723770	09/30/2026	1-52904 Irrigation Repair & Upgrade	509.80
Bill	CD50723698	09/30/2026	1-52904 Irrigation Repair & Upgrade	170.00
Bill	CD50723701	09/30/2026	1-52904 Irrigation Repair & Upgrade	170.00
Bill	CD50717535	09/30/2026	1-52101 Manicured Landscaping O&M	22,124.02
Bill	CD50717536	09/30/2026	1-51304 Ovation & Villas Lawncare	6,250.00
Bill	CD50717533	09/30/2026	1-52717 Grounds Maintenance	1,040.35
Bill	CD50723774	09/30/2026	1-52904 Irrigation Repair & Upgrade	767.31
Bill	CD50723813	09/30/2026	1-52904 Irrigation Repair & Upgrade	345.80
Bill	CD50723773	09/30/2026	1-52904 Irrigation Repair & Upgrade	303.20
Bill	CD50723814	09/30/2026	1-52904 Irrigation Repair & Upgrade	201.90
Bill	CD50723772	09/30/2026	1-52904 Irrigation Repair & Upgrade	889.18
Bill	CD50724121	09/30/2026	1-52102 Flower Installation & Maintenan	19,093.86
Bill	CD50724125	09/30/2026	1-52102 Flower Installation & Maintenan	13,249.32
Bill	CD50725303	09/30/2026	1-52904 Irrigation Repair & Upgrade	419.75
Bill	CD50727567	09/30/2026	1-52904 Irrigation Repair & Upgrade	127.50
Bill	CD50727389	09/30/2026	1-52110 Site Cleanup	382.50
Bill	CD50727393	09/30/2026	1-52700 Amenities:1-52722 Dock and Pier Maintenance	3,337.84
Bill	CD50736312	09/30/2026	1-52904 Irrigation Repair & Upgrade	408.03
Bill	CD50737039	09/30/2026	1-52904 Irrigation Repair & Upgrade	130.95
Bill	CD50736102	09/30/2026	1-52904 Irrigation Repair & Upgrade	1,045.93
Bill	CD50736280	09/30/2026	1-52904 Irrigation Repair & Upgrade	690.23
Bill	CD50736281	09/30/2026	1-52904 Irrigation Repair & Upgrade	630.94
Bill	CD50735754	09/30/2026	1-52107 Native Area O&M	9,668.80
Bill	CD50737019	09/30/2026	1-52904 Irrigation Repair & Upgrade	212.50
Bill	CD50737022	09/30/2026	1-52904 Irrigation Repair & Upgrade	233.80
Bill	CD50726553	09/30/2026	1-52904 Irrigation Repair & Upgrade	925.42
Bill	CD50726551	09/30/2026	1-52904 Irrigation Repair & Upgrade	302.85
Bill	CD50726554	09/30/2026	1-52904 Irrigation Repair & Upgrade	329.85
Bill	CD50727570	09/30/2026	1-52904 Irrigation Repair & Upgrade	170.00
				159,646.76
Exceptional Tech Solutions				
Bill	3752	08/31/2026	1-51045 Community Management	26.25
				26.25
Express Mulching & Soil LLC				
Bill	9354	09/30/2026	1-52905 Reseeding	18,398.12
				18,398.12
Here to Help Construction Solutions LLC				
Bill	073126F	08/31/2026	1-52705 Building Maintenance	420.00
				420.00
Kisi				
Bill	INV-2026082674	09/30/2026	1-51085 Access Card Services	299.00
				299.00

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Check Detail

August 5 through October 5, 2026

	Type	Transaction Number	Date	Account	Amount
Little Thompson Water District					
	Bill	12718	08/31/2026	1-51400 Utilities	114.29
	Bill	12775	09/30/2026	1-51400 Utilities	202.30
					316.59
Little Thompson Water District -Utilities					
	Bill	986401 07.26	08/20/2026	1-51400 Utilities	1,827.27
	Bill	959802 07.26	08/20/2026	1-51400 Utilities	2,424.49
	Bill	851701 07.26	08/20/2026	1-51400 Utilities	2,981.84
	Bill	1051501 07.26	08/20/2026	1-51301 Development Coordination	5,631.93
	Bill	827001 07.26	08/20/2026	1-51400 Utilities	376.44
	Bill	1051401 07.26	08/20/2026	1-51301 Development Coordination	1,125.25
	Bill	960002 07.26	08/20/2026	1-51400 Utilities	338.37
	Bill	1021801 07.26	08/20/2026	1-51400 Utilities	1,148.96
	Bill	827201 07.26	08/20/2026	1-51400 Utilities	4,846.52
	Bill	849201 07.26	08/20/2026	1-51401 Utilities - The Cove	1,829.61
	Bill	827101 07.26	08/20/2026	1-51400 Utilities	5,392.88
	Bill	959902 07.26	08/20/2026	1-51400 Utilities	240.25
	Bill	986501 07.26	08/20/2026	1-51400 Utilities	2,999.37
	Bill	848601 07.26	08/20/2026	1-51400 Utilities	706.44
	Bill	848701 07.26	08/20/2026	1-51400 Utilities	917.95
	Bill	877802 07.26	08/20/2026	1-51400 Utilities	70.56
	Bill	1021801 06.26	07/20/2026	1-51400 Utilities	443.41
					33,301.54
Lyons Gaddis					
	Bill	16	08/31/2026	1-51110 Legal	171.00
	Bill	17	09/30/2026	1-51110 Legal	71.00
					242.00
Muttley's Maid, Inc.					
	Bill	148767	08/31/2026	1-52113 Trash and Pet Waste Cleanup	6,639.00
	Bill	148768	08/31/2026	1-52113 Trash and Pet Waste Cleanup	105.00
	Bill	148820	09/30/2026	1-52113 Trash and Pet Waste Cleanup	6,639.00
					13,383.00
PBC Professional Building Cleaning					
	Bill	5159	08/31/2026	1-52715 Janitorial Services	3,443.97
	Bill	5212	09/30/2026	1-52715 Janitorial Services	3,219.30
					6,663.27
Pinnacle Consulting Group Inc					
	Bill	30130	07/31/2026	3-55000 Capital Services	563.07
	Bill	29963	06/15/2026	3-56023 Project Administration	2,165.63
	Bill	29964	06/15/2026	3-56743 Project Administration	2,642.06
	Bill	30342	08/31/2026		34,351.84
	Bill	29800	06/15/2026	3-56023 Project Administration	1,256.07
	Bill	30287	08/31/2026	3-55000 Capital Services	1,082.82
	Bill	30500	09/30/2026		34,457.74
	Bill	30444	09/30/2026	3-55000 Capital Services	996.19
					77,515.42
Prairie Mountain Media					
	Bill	Ad 2185165	09/30/2026	1-51120 Office, Dues & Other	24.07
	Bill	AD 2185166	09/30/2026	1-51120 Office, Dues & Other	29.00
					53.07

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Check Detail

August 5 through October 5, 2026

	Type	Transaction Number	Date	Account	Amount
PureWater Dynamics Inc					
	Bill	1536700-IN	08/31/2026	1-52711 Operations & Program Maint	1,058.36
	Bill	1521971-IN	09/30/2026	1-52711 Operations & Program Maint	709.92
	Bill	1533849-IN	09/30/2026	1-52711 Operations & Program Maint	551.79
	Bill	1538071-IN	09/30/2026	1-52711 Operations & Program Maint	478.69
					2,798.76
RecDesk, LLC					
	Bill	RD-003321	08/31/2026	1-52711 Operations & Program Maint	4,042.50
					4,042.50
Resilient Roots Ecology					
	Bill	1046	08/31/2026	1-52107 Native Area O&M	2,000.00
	Bill	1048	08/31/2026	1-51311 Filing 6 Maint Warranty	562.50
	Bill	1047	08/31/2026	1-52107 Native Area O&M	500.00
	Bill	1053	09/30/2026	1-52107 Native Area O&M	750.00
	Bill	1054	09/30/2026	1-51311 Filing 6 Maint Warranty	375.00
					4,187.50
Solitude Lake Management					
	Bill	PSI288548	08/31/2026	1-52703 Lake - Water Management	10,056.00
	Bill	PSI288551	08/31/2026	1-52719 Lake - Water Quality Management	6,313.00
	Bill	WO-01037779	09/30/2026	1-51317 Barefoot Lake Erosion Project	104,024.50
	Bill	PSI300520	09/30/2026	1-52703 Lake - Water Management	10,056.00
	Bill	PSI300783	09/30/2026	1-52719 Lake - Water Quality Management	6,313.00
					136,762.50
Spencer Fane					
	Bill	1556797	08/31/2026	1-51110 Legal	2,265.50
	Bill	1566904	09/30/2026	1-51110 Legal	1,598.50
					3,864.00
Sport & Fitness					
	Bill	19699	08/31/2026	1-52713 Furniture, Fixtures & Equipment	275.00
					275.00
The Management Trust					
	Bill	392343	08/31/2026	1-51045 Community Management	5,845.83
					5,845.83
Town of Firestone					
	Bill	51057100 07.26	08/20/2026	1-51400 Utilities	10.90
	Bill	51086700 07.26	08/20/2026	1-51400 Utilities	6.71
	Bill	51106001 07.26	08/20/2026	1-51400 Utilities	1.56
	Bill	51033200 07.26	08/20/2026	1-51400 Utilities	1.36
	Bill	51043100 07.26	08/20/2026	1-51400 Utilities	1.51
	Bill	51079900 07.26	08/20/2026	1-51400 Utilities	1.81
	Bill	51072600 07.26	08/20/2026	1-51400 Utilities	2.44
	Bill	51125601 07.26	08/20/2026	1-51301 Development Coordination	1.47
	Bill	51074801 07.26	08/20/2026	1-51400 Utilities	3.23
	Bill	51146400 07.26	08/20/2026	1-51316 Filing 7A Utilities	1.52
	Bill	51121001 07.26	08/20/2026	1-51301 Development Coordination	2.68
	Bill	51153500 07.26	08/20/2026	1-51316 Filing 7A Utilities	1.38
	Bill	51043000 07.26	08/20/2026	1-51400 Utilities	1.42
	Bill	51105501 07.26	08/20/2026	1-51400 Utilities	1.63
	Bill	51111301 07.26	08/20/2026	1-51301 Development Coordination	1.50

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1**Check Detail****August 5 through October 5, 2026**

Type	Transaction Number	Date	Account	Amount
Bill	51121101 07.26	08/20/2026	1-51301 Development Coordination	2.09
Bill	51121201 07.26	08/20/2026	1-51301 Development Coordination	1.70
Bill	51058700 07.26	08/20/2026	1-51400 Utilities	2.67
Bill	51126001 07.26	08/20/2026	1-51301 Development Coordination	1.36
Bill	51032300 07.26	08/20/2026	1-51400 Utilities	1.43
Bill	51040500 07.26	08/20/2026	1-51400 Utilities	7.24
Bill	51105901 07.26	08/20/2026	1-51400 Utilities	1.50
Bill	51129401 07.26	08/20/2026	1-51301 Development Coordination	1.55
Bill	51121401 07.26	08/20/2026	1-51301 Development Coordination	10.90
Bill	51106801 07.26	08/20/2026	1-51400 Utilities	3.91
Bill	51106101 07.26	08/20/2026	1-51400 Utilities	2.16
Bill	51033401 07.26	08/20/2026	1-51400 Utilities	72.10
Bill	51125501 07.26	08/20/2026	1-51301 Development Coordination	1.40
Bill	51074700 07.26	08/20/2026	1-51400 Utilities	1.43
Bill	51074600 07.26	08/20/2026	1-51400 Utilities	3.61
Bill	51105801 07.26	08/20/2026	1-51400 Utilities	2.06
Bill	51106701 07.26	08/20/2026	1-51400 Utilities	1.55
Bill	51053400 07.26	08/20/2026	1-51400 Utilities	2.64
Bill	51120701 07.26	08/20/2026	1-51301 Development Coordination	1.52
Bill	51079800 07.26	08/20/2026	1-51400 Utilities	2.60
Bill	51060500 07.26	08/20/2026	1-51400 Utilities	1.43
Bill	51121301 07.26	08/20/2026	1-51301 Development Coordination	2.31
Bill	51106201 07.26	08/20/2026	1-51400 Utilities	2.71
Bill	51083000 07.26	08/20/2026	1-51400 Utilities	1.26
Bill	51032600 07.26	08/20/2026	1-51400 Utilities	1.27
Bill	51032900 07.26	08/20/2026	1-51400 Utilities	1.23
Bill	51032100 07.26	08/20/2026	1-51400 Utilities	1.19
Bill	51138900 07.26	08/20/2026	1-51316 Filing 7A Utilities	1.32
Bill	51106301 07.26	08/20/2026	1-51400 Utilities	1.21
Bill	51106901 07.26	08/20/2026	1-51400 Utilities	1.22
Bill	51125401 07.26	08/20/2026	1-51301 Development Coordination	1.33
Bill	51032700 07.26	08/20/2026	1-51400 Utilities	1.21
Bill	51054600 07.26	08/20/2026	1-51400 Utilities	1.19
Bill	51033100 07.26	08/20/2026	1-51400 Utilities	1.32
Bill	51074900 07.26	08/20/2026	1-51400 Utilities	1.22
Bill	51054500 07.26	08/20/2026	1-51400 Utilities	1.19
Bill	51032500 07.26	08/20/2026	1-51400 Utilities	1.24
Bill	51031800 07.26	08/20/2026	1-51400 Utilities	1.24
Bill	51111201 07.26	08/20/2026	1-51301 Development Coordination	1.59
Bill	51031700 07.26	08/20/2026	1-51400 Utilities	1.32
Bill	51032800 07.26	08/20/2026	1-51400 Utilities	1.23
Bill	51136900 07.26	08/20/2026	1-51316 Filing 7A Utilities	1.35
Bill	51063400 07.26	08/20/2026	1-51400 Utilities	1.24
Bill	51065900 07.26	08/20/2026	1-51400 Utilities	1.23
Bill	51058600 07.26	08/20/2026	1-51400 Utilities	1.32
Bill	51054300 07.26	08/20/2026	1-51400 Utilities	1.22
Bill	51033500 07.26	08/20/2026	1-51400 Utilities	1.22
Bill	51085600 07.26	08/20/2026	1-51400 Utilities	1.31
Bill	51054400 07.26	08/20/2026	1-51400 Utilities	1.30
Bill	51105701 07.26	08/20/2026	1-51400 Utilities	1.31
Bill	51086600 07.26	08/20/2026	1-51400 Utilities	1.30

208.57

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Check Detail

August 5 through October 5, 2026

	Type	Transaction Number	Date	Account	Amount
United Power					
	Bill	18733100 07.26	08/20/2026	1-51400 Utilities	26.15
	Bill	18862000 07.26	08/20/2026	1-51400 Utilities	29.18
	Bill	18733200 07.26	08/20/2026	1-51400 Utilities	50.89
	Bill	20180001 07.26	08/20/2026	1-51400 Utilities:1-51401 Utilities - The Cove	1,993.50
	Bill	18734100 07.26	08/20/2026	1-51400 Utilities	23.69
	Bill	18644602 07.26	08/20/2026	1-51400 Utilities	25.83
	Bill	24265200 07.26	08/20/2026	1-51400 Utilities	24.03
	Bill	21542801 07.26	08/20/2026	1-51400 Utilities	126.21
	Bill	18644702 07.26	08/20/2026	1-51400 Utilities	30.24
	Bill	24265100 07.26	08/20/2026	1-51400 Utilities	24.84
	Bill	19208500 07.26	08/20/2026	1-51400 Utilities	23.69
					<u>2,378.25</u>
Utility Notification Center of Colorado,					
	Bill	226071171	08/31/2026		63.56
	Bill	226081239	09/30/2026		81.06
					<u>144.62</u>
White, Bear & Ankele, PC					
	Bill	50424	08/31/2026	1-51110 Legal	6,609.33
	Bill	50676	09/30/2026	1-51110 Legal	15,255.89
					<u>21,865.22</u>
Wild Iris Recreation					
	Bill	3108	07/31/2026	1-51045 Community Management	110.00
					<u>110.00</u>
				TOTAL	<u><u>\$ 600,714.80</u></u>

Contract Modifications for Board Ratification

District: SVLMD

Project: SVLMD O&M			
Contractor:	Modification Date:	Modification Amount:	Date Executed:
Enviromental Design Inc	7/20/2026	\$13,249.32	4/17/2026
Description:	Payment Method:	GL Code:	
Addendum 2026-07	Lump Sum	1-52102	
Scope:		Budget Amount:	
Landscaping		\$11,156.82	

Project: SVLMD O&M			
Contractor:	Modification Date:	Modification Amount:	Date Executed:
Enviromental Design Inc	7/6/2026	\$19,093.86	4/27/2026
Description:	Payment Method:	GL Code:	
Addendum 2026-06	Lump Sum	1-52102	
Scope:		Budget Amount:	
Landscaping		\$11,156.82	

Project: SVLMD O&M

Contractor:	Modification Date:	Modification Amount:	Date Executed:
Aquatic Chemical Solutions	3/30/2026	\$21,682.82	3/18/2026
Description:	Payment Method:	GL Code:	
Addendum 2026-01	Lump Sum	1-51314	
Scope:		Budget Amount:	
Landscaping		\$300,000.00	

Project: SVLMD O&M

Contractor:	Modification Date:	Modification Amount:	Date Executed:
Envioromental Design Inc	7/8/2026	\$52,339.79	7/9/2026
Description:	Payment Method:	GL Code:	
Addendum 2026-08	Lump Sum	1-52903	
Scope:		Budget Amount:	
Landscaping		\$70,000.00	

Project: SVLMD O&M

Contractor:	Modification Date:	Modification	Date Executed:
Enviornmental	6/18/2026	Amount:	6/18/2026
Design Inc		\$19,093.86	
Description:	Payment Method:	GL Code:	
Addendum 2026-09	Lump Sum	1-52102	
Scope:		Budget Amount:	
Landscaping		\$43,500.00	

Project: SVLMD O&M

Contractor:	Modification Date:	Modification	Date Executed:
Express Mulching	7/11/2026	Amount:	8/20/2026
and Seed		\$18,398.12	
Description:	Payment Method:	GL Code:	
Addendum 2026-1	Lump Sum	1-52905	
Scope:		Budget Amount:	
Landscaping		\$6,601.88	

Project: SVLMD O&M

Contractor:	Modification Date:	Modification Amount:	Date Executed:
Solitude Lake Management	8/14/2026	\$208,049.00	8/20/2026
Description:	Payment Method:	GL Code:	
Addendum 2026-3	Lump Sum	1-51314	
Scope:		Budget Amount:	
Other Service		\$300,000.00	

Project: SVLMD O&M

Contractor:	Modification Date:	Modification	Date Executed:
Denver Commercial	8/14/2026	Amount:	8/25/2026
Property Services		\$12,600.00	
Description:	Payment Method:	GL Code:	
Addendum 2026-1	Lump Sum	1-52203	
Scope:		Budget Amount:	
Other Service		\$20,000.00	



To: St. Vrain Lakes Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Managers' Report
 Board Meeting Date: October 13, 2026

General District Matters

- **Primary Contact:** Please contact Kevin Mitts District Manager, at kevin@pcgi.com or STVLMDadmin@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- **District Matters:** The District's management team executed District matters since the August 11, 2026, Regular Board Meeting. Monthly, District management provides the following services:
 - Adhered to administrative and compliance matters.
 - Processed monthly payables and financial reports.
 - Oversaw District budget and operational expenditures.
 - Oversaw District operations per the approved Service Plan and District needs.
 - Collaborated with legal counsel on legal matters.
 - Oversaw preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
 - The Pinnacle Consulting Group, Inc. Team worked with the Cohere Team to update the district's website to help with user navigation and creating on-line fillable applications for the upcoming season for waivers and residential use forms.
 - District Management Team worked to update the district's website and email to allow better processes and procedures for the residents to report landscaping or irrigation concerns.
 - District Management and Pinnacle Consulting Group, Inc. Team held a Mill Levy Town Hall on September 30, 2026, to help inform the Barefoot Lakes residents on how mill levies are established in each district within the community.
- **Management & Administration Updates & Activities:** Recently the District's management team has prioritized the following items:
 - We continue to coordinate efforts with the Cohere Management Team to get them integrated within the community to increase resident satisfaction and efficiency.
 - District Management worked with the District No. 2 Board President and Kathryn Rorer to coordinate and schedule the D@ Board of Directors Work Sessions at The Cove for 2026 through the month of November.

St. Vrain Metropolitan District Nos. 1 - 4
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: 970-617-2466
 Email: STVLMDadmin@pcgi.com

Serving our clients and community through excellent dependable service.

- **Conference Calls/Coordination Meetings:** District Management attended the St. Vrain Lakes Developer Coordination meetings in January, where we discussed the 2026 Budget for Operations, Facilities, and upcoming Capital Projects.

Compliance Matters	Responsible	Due Date	Completion Status
File Boundary Map	PCGI	01/01/2026	Completed
File Boundary Map	PCGI	01/01/2026	Completed
Post Transparency Notice	PCGI	01/15/2026	Completed
File Certified Copy of Adopted Budget	PCGI	01/31/2026	Completed
Renew SDA Membership	PCGI	03/01/2026	Completed
File Audit Exemptions	PCGI	03/31/2026	Completed
File Audit / Audit Extensions	PCGI	07/30/2026	Completed
File Annual Report	PCGI	10/01/2026	Completed
Draft 2027 Budgets Distributed to Board of Directors	PCGI	10/15/2026	In-Progress
Renew Property & Liability Insurance	PCGI	12/01/2026	In-Progress
Certify Mill Levies	PCGI	12/15/2026	
Adopt Budget	PCGI	12/31/2026	
Ensure Annual (ADA) Website Compliance	PCGI	Ongoing	In-Progress – Status is 100% Compliance.
Payables	PCGI/Board	Monthly	Sent to Board the third week of the month.

Operations and Maintenance Updates

Budget and Contract Administration

- District expenditures continue to be monitored to ensure alignment with the approved 2026 budget.

Landscape Maintenance

- The District's annual tree replacement project has been completed.
- Dead tree removals have been completed throughout the District.
- More than 135 dead trees were identified this year. The losses are primarily attributed to limited winter moisture, early warm temperatures, and a subsequent late-season freeze.
- Any trees that were not replaced this fall will be scheduled for installation in early spring 2027.

Waterside Park

- The native area adjacent to Waterside Park was reseeded by Mulch Express in August 2026.
- The area currently has approximately 85% vegetation coverage. Full establishment is anticipated to take approximately one to two years.

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Irrigation

- Irrigation repairs continue to be completed as needed. No major repairs have been required this season outside of routine annual maintenance.
- Irrigation winterization is scheduled to begin second week of October.

Amenities

- Removal of mulch from the pool area is currently under contract and is anticipated to be completed by the end of 2026.
- Sealcoating and restriping of the asphalt at the Cove has been completed.
- Chip sealing and repairs around the pool deck are currently being contracted and are anticipated to be completed by the end of 2026.
- Winterization of the pier is scheduled to be completed mid-October.



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Serving our clients and community through excellent dependable service.



To: St. Vrain Lakes Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Irrigation and Landscaping Report
 Report Range: May 10, 2026 – September 30, 2026

Landscape and Irrigation Reporting Process

We would like to share important updates regarding landscaping and irrigation efforts throughout the community. The Metro District works with contractors to resolve issues in the community within 3-5 days unless it's an emergency. If you have reported an issue that has not been addressed, please reach out to the District at <https://www.stvrainmd.live/report-a-concern>

While our team conducts weekly inspections of the community, we encourage residents to report landscaping or irrigation concerns using one of the following methods:

- **Phone:** 970-617-2466
- **For irrigation emergencies, please call 970-669-3611. Emergencies are considered water running longer than 30 minutes or causing damage to property.**
- **Email:** info@stvrainlakesmd.live
- **Online:** [Report Landscaping Concerns](#)

We are committed to improving communication with residents and addressing concerns promptly. Your feedback is important and always appreciated.

St. Vrain MD Irrigation and Landscaping Report		
Average response times from resident notification to acknowledgement	Average response times from resolution to resident notification	Average time for an issue to be resolved
Within 1 day (Depending on weekends or holidays)	2 Days	7 Days

Trends on issues being reported:

- Irrigation (63)
- Plant Material (28) (Dead plant material, spraying chemicals, etc. Includes ongoing items)
- Weeds (7)
- Amenities (4) Aerators not working and shoreline erosion
- Dead or Dying fish (6)
- Construction Issues (3)

St. Vrain Metropolitan District Nos. 1 - 4
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: 970-617-2466
 Email: SVLMDadmin@pcgi.com

Serving our clients and community through excellent dependable service.

Ongoing Work:

- **Weed Control (Most Reported)**
 - Weeds in open spaces and common areas
 - Overgrown weeds along Riverbend Avenue
 - Weed concerns at Wayfarer Circle Park
- **Irrigation Issues**
 - Broken sprinkler heads
 - Irrigation leaks
- **Tree & Plant Health**
 - Dying trees in medians
 - Shrubs and landscape plants not receiving adequate water
- **Mowing & Landscape Maintenance**
 - Un-mowed common areas
 - General landscape appearance concerns
- **Herbicide Application**
 - Requests to improve herbicide application practices

Website Communications

- Website Communications:
 - Barefoot Lake Fish Update
 - Notice of Scheduled Native Area Weed Treatment
 - Final food trucks and a colorful recap
 - Ready, set, art!
 - Chalk, create & celebrate: Arts Weekend Sept. 19
 - Lake Maintenance Update
 - Last call for cannonballs
 - Lake Aerator Maintenance Update
 - All things Sept. at Barefoot Lakes
 - Re-Seeding Project
 - Your late-summer roundup
 - Canceled: Grow & Gather tonight
 - Join us tonight for the Back to School Bash
 - Join us for tonight's board meetings
 - Barefoot bites
 - Lake Bubblers-August 3rd



Yellow - Native landscape
Green- Manicured Landscape
Red - Floral and bed
Blue- Landscaping QR code locations

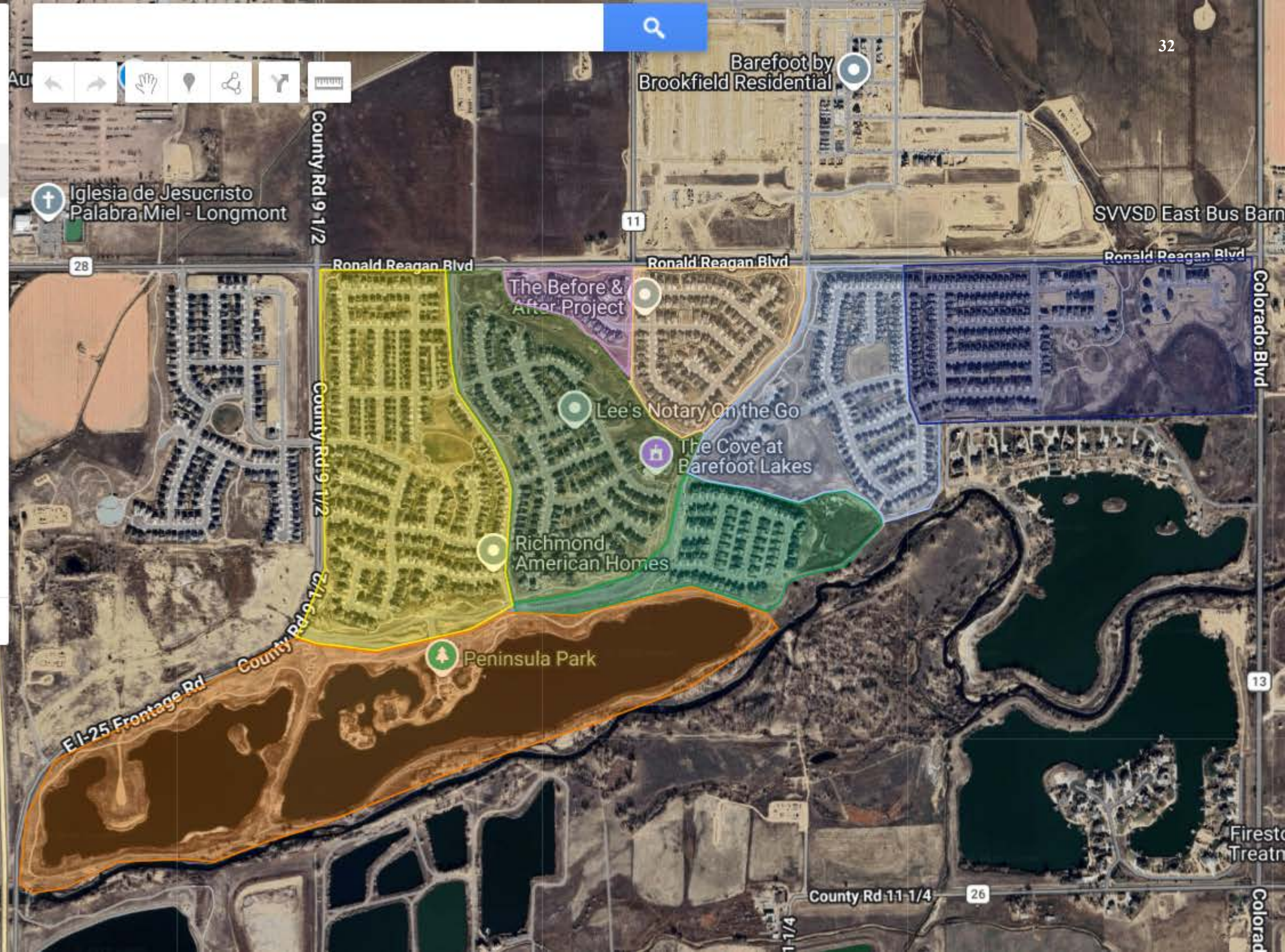
Colorado Top Team Wrestling

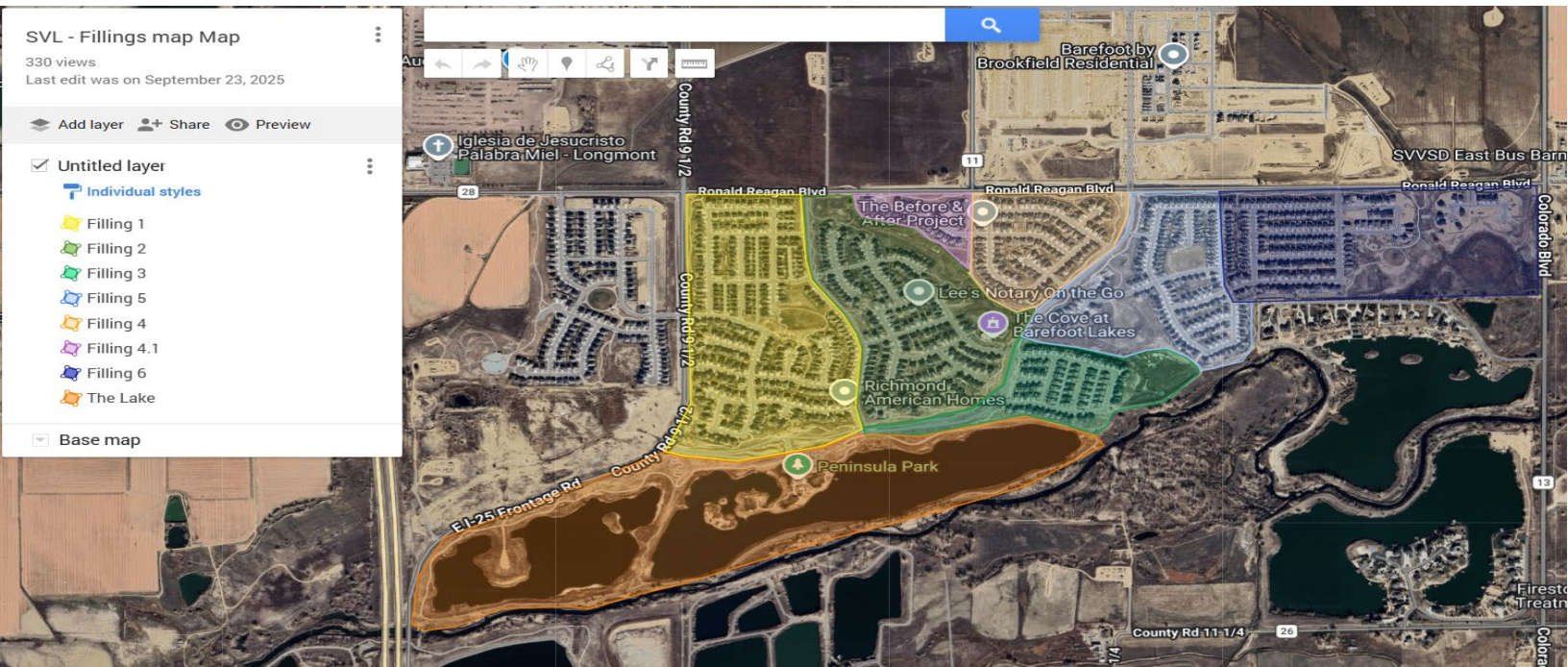
Google My Maps

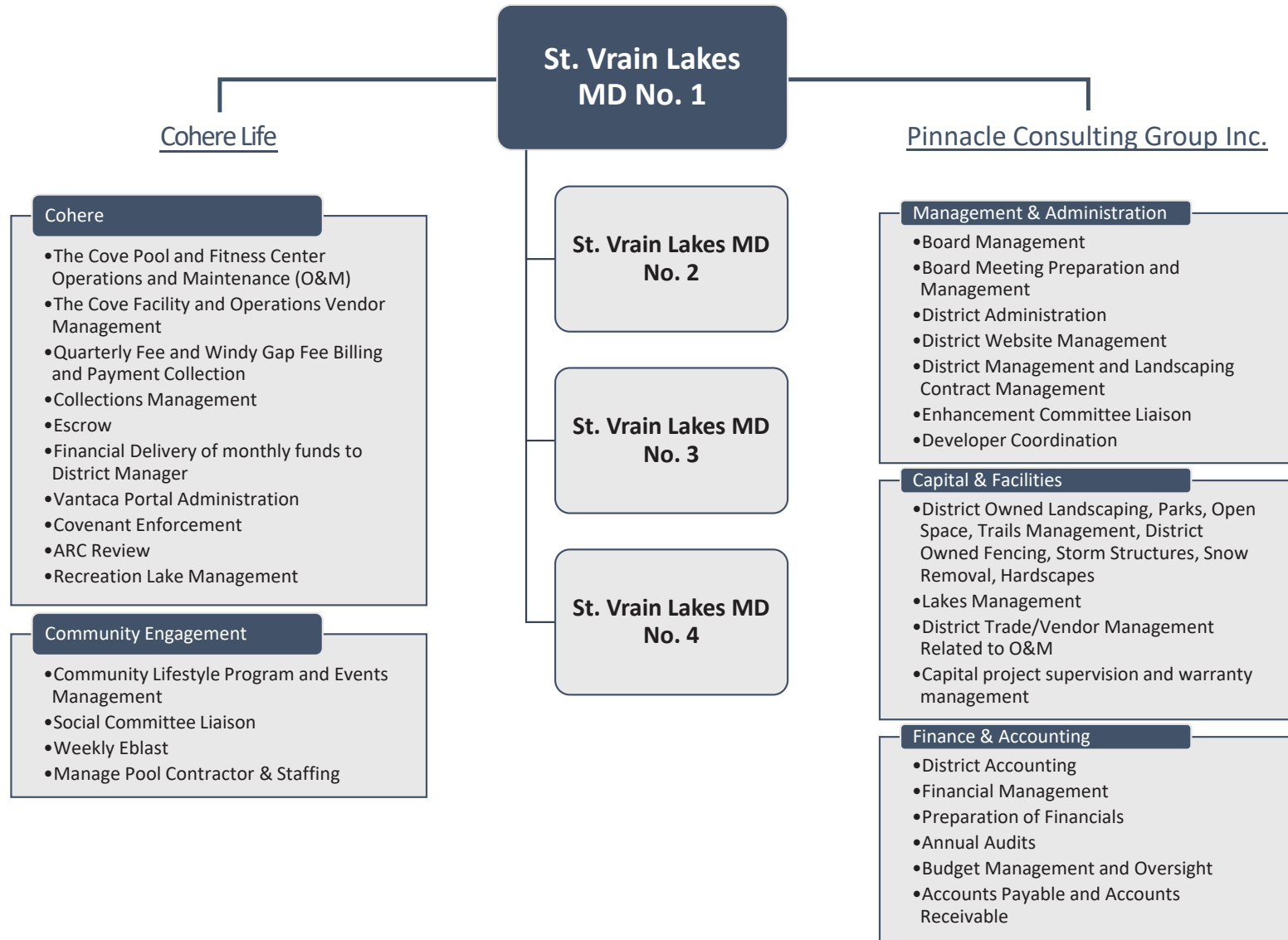
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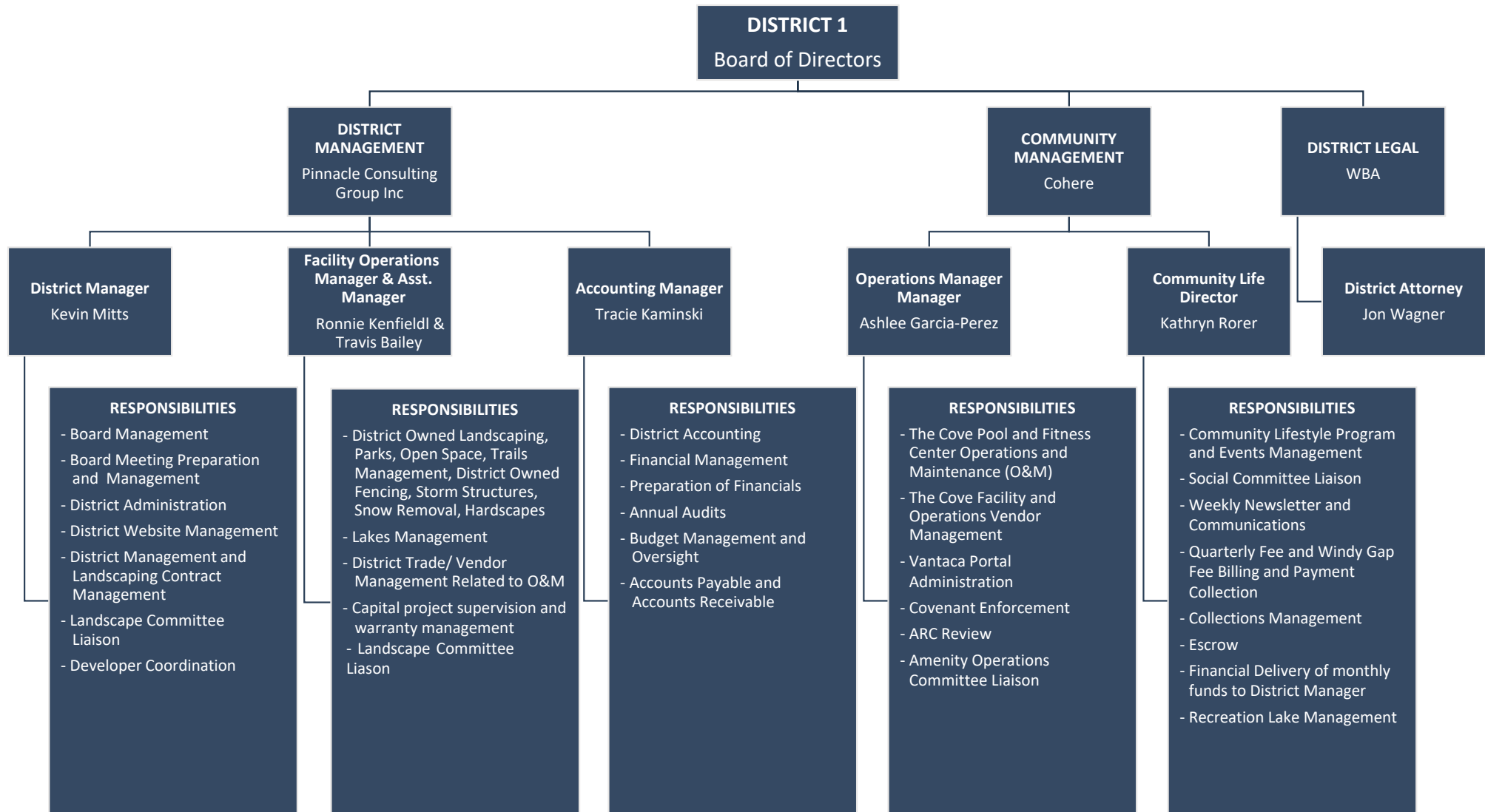


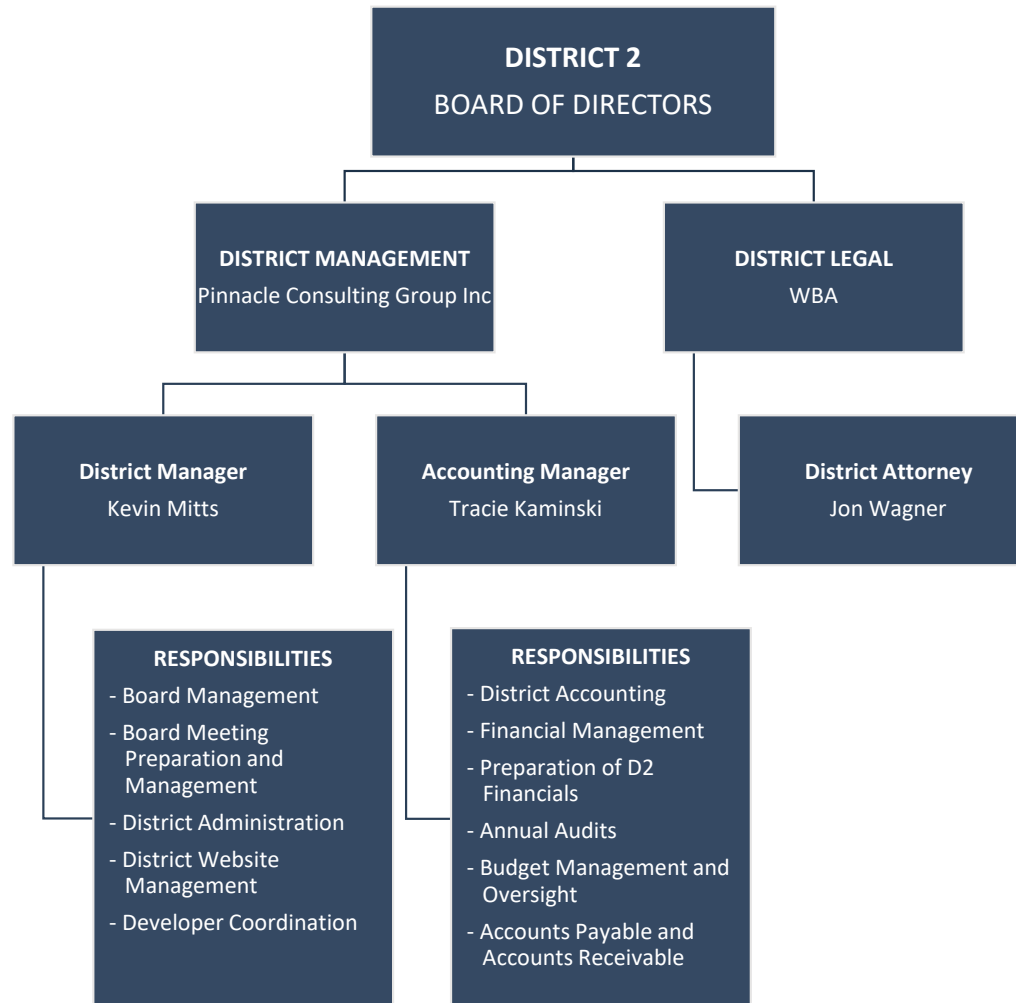
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St. Vrain Lakes Metro District Management Companies

Cohere Life

Community Life Director

- Quarterly Fee and Windy Gap Fee Billing and Payment Collection
- Collections Management
- Escrow
- Financial Delivery of monthly funds to District Manager
- Vantaca Portal Administration
- Recreation Lake Management
- Community Lifestyle Program and Events Management
- Social Committee Liaison
- Weekly Newsletter
- Manage Pool Monitor Staffing

Operations Manager

- The Cove Pool and Fitness Center Operations and Maintenance (O&M)
- The Cove Facility and Operations Vendor Management
- Covenant Enforcement
- ARC Review

Pinnacle Consulting Group Inc.

Management & Administration

- Board Management
- Board Meeting Preparation and Management
- District Administration
- District Website Management
- District Management and Landscaping Contract Management
- Enhancement Committee Liaison
- Developer Coordination

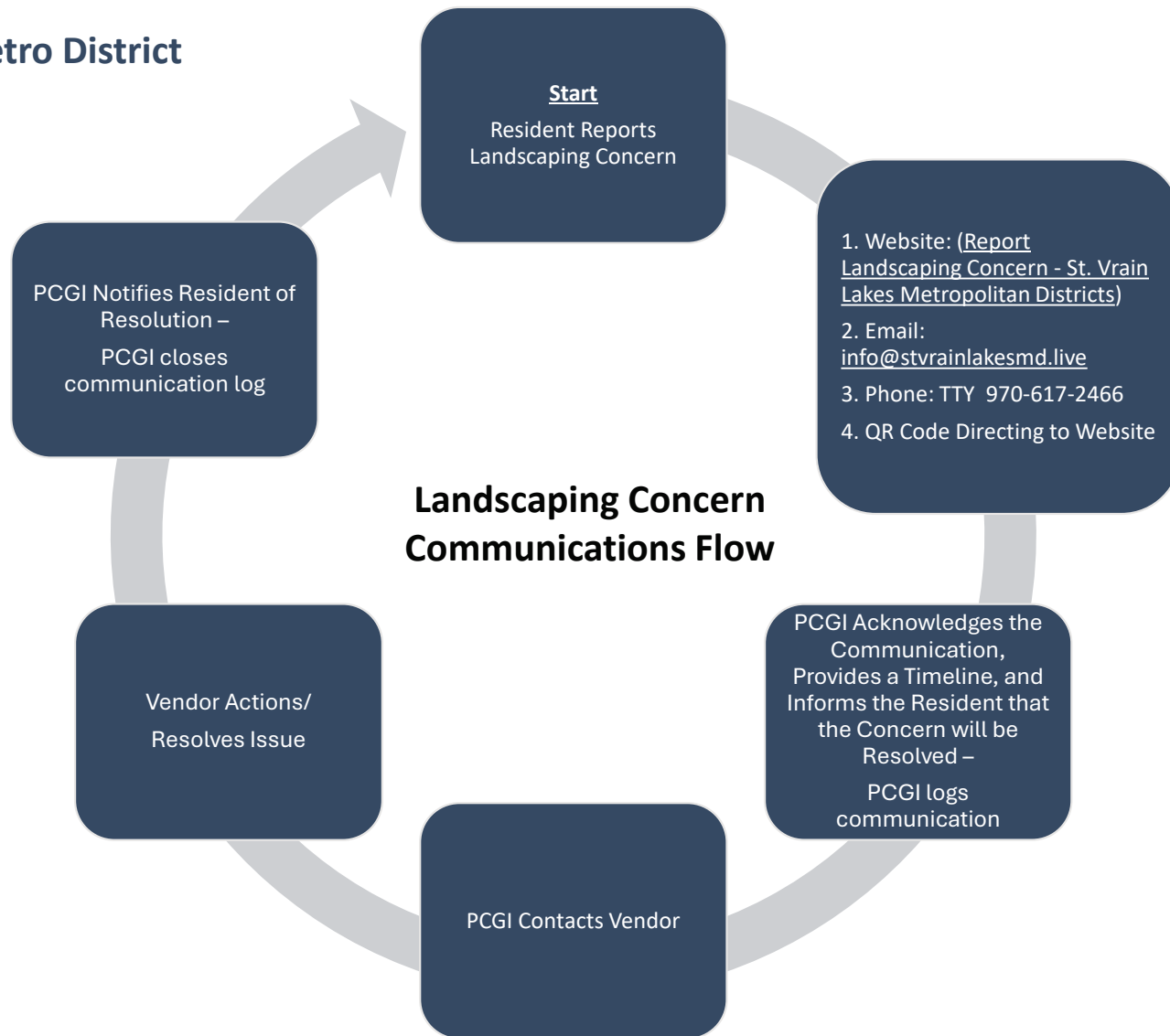
Capital & Facilities

- District Owned Landscaping, Parks, Open Space, Trails Management, District Owned Fencing, Storm Structures, Snow Removal, Hardscapes
- Lakes Management
- District Trade/Vendor Management Related to O&M
- Capital project supervision and warranty management

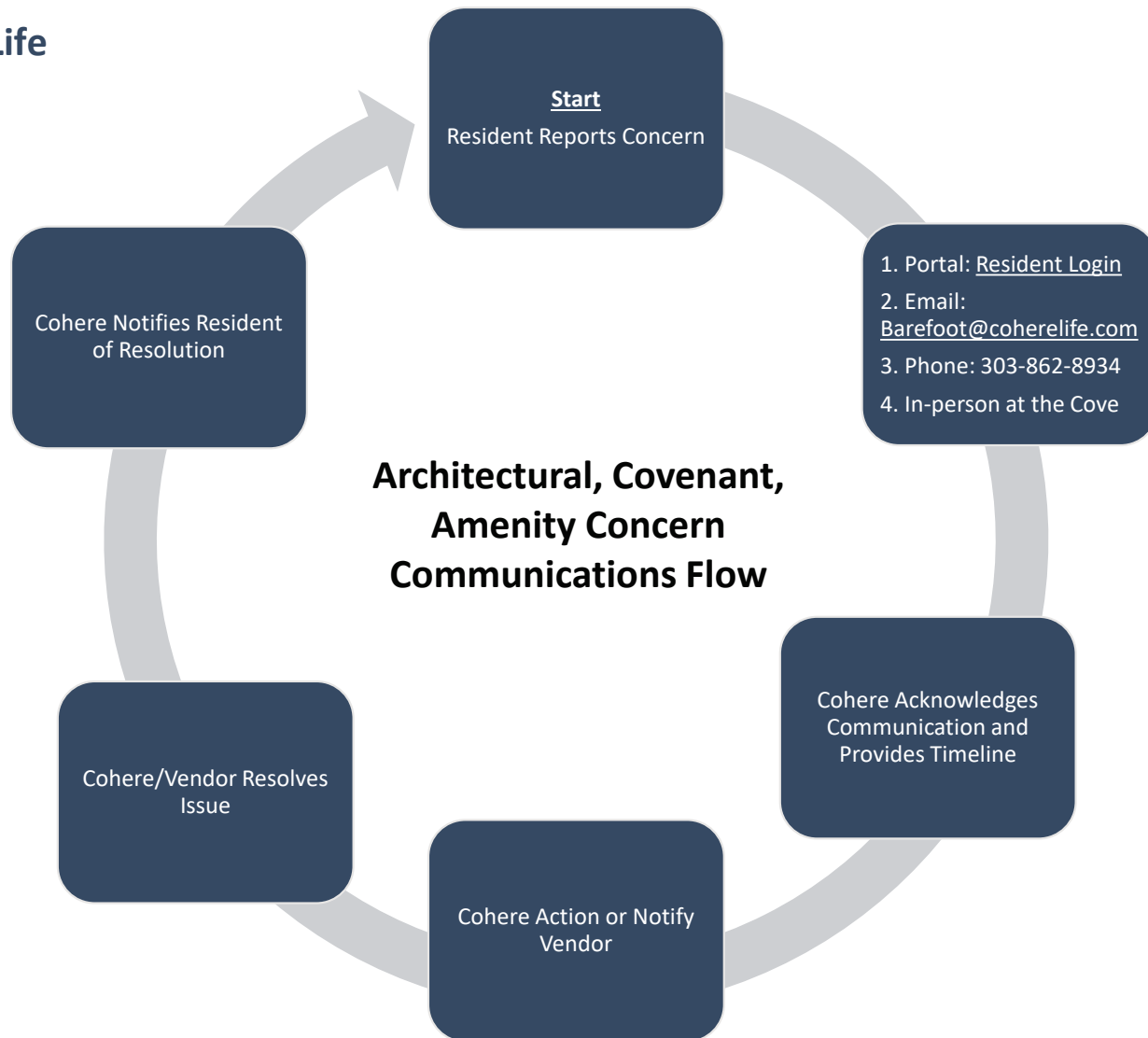
Finance & Accounting

- District Accounting
- Financial Management
- Preparation of Financials
- Annual Audits
- Budget Management and Oversight
- Accounts Payable and Accounts Receivable

St. Vrain Lakes Metro District



Cohere Life



Landscape Architecture		Construction	Maintenance	Water Management	Snow	Arbor
Golden	Centennial	Brighton	Castle Rock	Colorado Springs		Northern Colorado
303.432.8282	720.587.2520	303.287.9113	303.814.6070	719.867.1004		970.237.6225

www.environmentaldesigns.com

LANDSCAPE MAINTENANCE AGREEMENT

Project Name: SVLMD- Duplexes & Single Family Homes
Project Address , ,

Proposal #: J111827 141418
Effective Date:
Termination Date:

THIS LANDSCAPE MAINTENANCE AGREEMENT (the "Agreement") is made and entered into as of 0 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and SVLMD - Duplexes & Single Family Homes (the "Client"). The Client and Contractor agree as follows:

1. SCOPE OF WORK

A. The Contractor agrees to perform the work and services under this Agreement at its sole expense for all labor, materials, services, equipment, and tools required to fulfill its obligations and to properly execute and complete the work as described more particularly on the attachment (the "Work") identified as Exhibit A.

2. TERM OF AGREEMENT

A. The Contractor shall commence work on the Effective Date and shall expire on the Termination Date unless sooner terminated as provided in Section 3. of this Agreement.

☐ If this box is checked and initialed by Client, and unless cancelled by either party per the terms of Section 3., this agreement shall automatically renew, indefinitely, on the annual anniversary of the Effective Date and all pricing shall increase on each annual anniversary at a 3% increase, or a rate equivalent to the year-over-year percent change in CPI-U, Denver-Aurora-Lakewood, CO for all items for the period closest to the renewal period that can be found at bls.gov, whichever is greater.

3. TERMINATION

- A. Either party may terminate this Agreement by written notice by certified mail to the other party. Notice to be given at least thirty (30) days prior to the effective date of such termination.
- B. Contractor and Client agree that the work performed is proportionally greater during the growing season. In the event of termination full payment for actual services performed or materials provided become due and payable on or before date of termination. In the event of pre-payment of services or materials not performed or provided, a refund will be due.
- C. If payment for services rendered is delinquent by thirty (30) days or more, Environmental Designs, LLC reserves the right to suspend services until the account is made current without any breach of contract.

4. GENERAL PROVISIONS

- A. The Contractor shall be responsible for any damages caused by his work force while performing the requirements of this agreement. The Contractor shall provide Labor and Materials for the repair or replacement of these damages.
- B. This proposal shall expire unless accepted in writing, by Client and an authorized agent of Contractor, as evidenced by their signatures below, and the offering party receives notice of acceptance within ten (10) calendar days of the date of this contract. If accepted, this document shall become a contract between Client and Contractor. A copy of this document may be executed by each party, separately, and when each party has executed a copy thereof, such copies taken together shall be deemed to be a full and complete contract between Client and Contractor.
- C. This agreement constitutes the entire contract between the Client and Contractor, and any prior agreements pertaining thereto, whether verbal or written, have been merged and integrated into this contract. No subsequent modification of any of the terms of this contract shall be valid, binding upon the parties, or enforceable unless made in writing and signed by both the Client and an authorized agent of Contractor. Any obligation in this contract that, by its terms, is intended to be performed after completion shall survive the same.

5. INSURANCE

A. During the term of this agreement, Contractor shall maintain general liability insurance, automobile liability insurance, employer's liability and workers compensation insurance covering its activities in connection with the services and any work order. Such insurance shall be in commercially reasonable amounts and evidence of such insurance will be provided to client upon request.

6. ADDITIONAL SERVICES AVAILABLE

A. Should any additional services be necessary and should Client desire Contractor to perform such or any other additional work requested by Client, Client may direct Contractor to make changes, additions, and deletions to the work, which shall be documented in a written "Change Order." Contractor shall promptly proceed in compliance therewith. Contractor shall submit, in writing, any claim for payment for the additional work. Additional work and or services will be billed separately, and all payments are due upon receipt. The performance of, and the payment for additional services are subject to all of the terms and conditions of this Agreement.

B. The Contractor offers the following services to complete their Landscape Maintenance & Construction Package:

1. Landscape Architecture and Design Services
2. Landscape construction projects
3. Water Management design, installation, and repairs
4. Seasonal floral: Design, installation, and maintenance including beds, pots, and hanging baskets
5. Plant Health Care (PHC) including pest control, fertilization, winter and deep root watering
6. Arbor care including tree pruning, tree removal, and stump grinding
7. Native and field grass mowing
8. Holiday lighting and seasonal decoration

7. LIMITED WARRANTY

A. Contractor warrants that its workmanship on all installation and repairs shall be performed in a good and workmanlike manner, and to be in accordance with generally accepted practices for similar services; and that any parts repaired or replaced by Contractor will be free from defects in workmanship until the end of this Agreement or for thirty (30) days, whichever is earlier. Client acknowledges that Contractor is NOT the manufacturer of the installed materials and equipment, and that Contractor makes no representations or warranties as to the installed materials and equipment or their specifications, fitness for a particular purpose, performance or merchantability other than as set forth in the preceding paragraph. Client agrees to look solely to such manufacturer to remedy any alleged deficiency in the installed materials and equipment and damages related directly or indirectly thereto. CONTRACTOR DISCLAIMS ALL OTHER WARRANTIES ON THE MATERIALS FURNISHED UNDER THIS AGREEMENT, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

8. PAYMENT SCHEDULE

A. All payments are to be made on or before that last day of each month. Billing cycle will be processed on the first for services performed for that month. Time and material charges will be invoiced separately and will be due NET 30 from date of invoice.

B. Payments past due fifteen (15) days shall incur a finance charge of 1.5% per month (18% per annum). ENVIRONMENTAL DESIGNS, LLC or its assignee shall be entitled to collect all reasonable costs and expenses of collection, including, but not limited to, reasonable attorney fees.

C. In consideration for the Contractor's performance of the Work included in this agreement and before any Additional Services Addendums, if any, the Client will pay the Contractor as follows:

0 Monthly Installments of:	\$0.00
Starting:	
Ending:	
Total Contract Price:	\$23,760.00

D. In the event that the average fuel price index, as found on <http://www.denvergaspriees.com>, reach or exceed \$4.00 per gallon, a fuel surcharge of 3% will be applied to all invoices associated with this Maintenance Agreement until fuel prices drop below the aforementioned benchmark price, said surcharge shall increase 3% for every \$0.50 increase above the benchmark price of \$4.00 per gallon.

9. ACCEPTANCE

Environmental Designs, LLC

SVLMD - Duplexes & Single Family Homes

Branch

970-669-3611

Contractor Signature

Date

Client Signature

Date

Printed Name

Printed Name

EXHIBIT A

Scope of Services (the "Work")

Weekly Services	Frequency included in this Agreement	26
Weekly services shall include the monitoring of landscape areas for loose trash and debris, trimming of turf areas where necessary, weed control in beds , blowing of grass clippings from walks, porches, and curb lines, and mowing of all turf areas to a height of 3"-4" from May to September and twice monthly in April and October. Steel-blade edging along sidewalks and curbs will be performed bi-monthly from April to October.		
For this contract, Weekly services will also include regular deadheading and pruning of perennial plant material in beds and regular pruning and touch up pruning of shrubs and ornamental trees to provide a pleasant and manicured look.		
The Contractor shall be selective in the chemical controls used so as to ensure against an improper application that may cause damage to turf, trees, or shrubs. The Contractor shall provide for the complete safety the user(s), the public, residents, and their properties. The Contractor shall meet all Colorado State and Environmental Protection Agency (EPA) licensing requirements.		
Commercial Applicators are licensed by the Colorado Department of Agriculture.		
Aeration - Spring	Frequency included in this Agreement	1
A core aeration of all turf areas shall be performed in the Spring to minimize the compaction of the soil which will promote greater air movement within the ground and, in turn, promote a healthier, stronger root system for the turf.		
Fertilization - Spring Turf	Frequency included in this Agreement	1
Spring Fertilization consists of an application of granular fertilizer containing a slow-release nitrogen compound applied to all turf areas. This application is crucial to a strong "green up" during the spring, and with the slow-release nitrogen, the product not only benefits the turf for a longer period of time but also helps it to hold its color later into the season. The Spring Fertilization application of fertilizer is coupled with a granular pre-emergent weed control to mitigate germination of weeds in turf areas, reducing the overall volume of weeds to be controlled with a broadleaf herbicide.		
Fertilization - Summer Turf	Frequency included in this Agreement	1
Summer Fertilization consists of an application of granular fertilizer containing a slow-release nitrogen compound applied to all turf areas. This application is crucial to maintaining a strong green appearance through the hot summer season and with the slow-release nitrogen, the product not only benefits the turf for a longer period of time but also helps it to hold its color later into the season.		
Spring Leaf & Debris Clean-up	Frequency included in this Agreement	1
Spring leaf & debris clean-up consists of the cleaning of leaves, bed maintenance, and edging along sidewalks and hardscapes as determined by Contractor.		
Fall Leaf & Debris Clean-up	Frequency included in this Agreement	1
Fall leaf and debris clean-up includes the raking or blowing of leaves and removal from landscape areas after all of the leaves have fallen from the trees and shrubs on the property. All leaves and debris will be disposed of off site.		
Broadleaf Application Round 1	Frequency included in this Agreement	1
This service includes one broadcast application of a selective post-emergent weed control pesticide to all turf areas.		
The Contractor shall be selective in the chemical controls used so as to ensure against an improper application that may cause damage to turf, trees, or shrubs. The Contractor shall provide for the complete safety the user(s), the public, residents, and their properties. The Contractor shall meet all Colorado State and Environmental Protection Agency (EPA) licensing requirements.		
Commercial Applicators are licensed by the Colorado Department of Agriculture.		
Broadleaf Application Round 2w/Crabgrass	Frequency included in this Agreement	1
This service includes one additional spot spray or full broadcast application of a post-emergent crabgrass and other off grass weed control to all turf areas as needed. Service is recommended to be done in late summer after crab grass has emerged.		
The Contractor shall be selective in the chemical controls used so as to ensure against an improper application that may cause damage to turf, trees, or shrubs. The Contractor shall provide for the complete safety the user(s), the public, residents, and their properties. The Contractor shall meet all Colorado State and Environmental Protection Agency (EPA) licensing requirements.		
Commercial Applicators are licensed by the Colorado Department of Agriculture.		

EXHIBIT A

Scope of Services (the "Work")

Winter Services

Frequency included in this Agreement 24

Winter Services are included in this agreement and consist of a weekly policing of the property for removal of loose trash & debris weather permitting.

Additional Services Addendums

In the event that any Additional Services are included in this agreement they shall be attached hereto as an Addendum to this Exhibit A and if executed properly shall be incorporated into the Scope of Services (the "Work") and any fees and terms shall be incorporated into this agreement.



Landscape Architecture		Construction	Maintenance	Water Management	Snow	Arbor
Golden	Centennial	Brighton	Castle Rock	Colorado Springs		Northern Colorado
303.432.8282	720.587.2520	303.287.9113	303.814.6070	719.867.1004		970.237.6225
www.environmentaldesigns.com						

SNOW SERVICES AGREEMENT

Agreement #: 141419

THIS SNOW SERVICES AGREEMENT (the "Agreement") is made and entered into as of 8/18/2026 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and SVLMD - Duplexes & Single Family Homes (the "Client").

I. PROPERTY

Project Name: SVLMD- Duplexes & Single Family Homes
Project Description: 2026-27 Snow
Project Address:

Client Contact Name: Kent Krause
Client Phone Number: 970-669-3611
Client Email: kentk@pcgi.com

Contractor Contact: Blake Riott

II. TERM

The term of this Agreement shall be 10/1/2026 to 5/31/2027.

III. GENERAL PROVISIONS

A. The Contractor shall service, as provided in this Agreement, all paved main drives, access roads, parking lots, sidewalks and walkways at the specific Property identified above in accordance with the terms of this Agreement and any Snow Maps developed between the Client and the Contractor, which are attached as Exhibits hereto. Plowing and shoveling will be completed by mechanically or manually pushing snow to areas designated by Client's agents or, absent designation by Client's agents, to such areas as Contractor shall deem appropriate.

B. The Client agrees that the Contractor will do everything in its power to move accumulated snow to the designated areas, however, in the case that there are multiple storms, when snow accumulation is deeper than usual, and/or when snow accumulation is wet and heavy, the Contractor will pile snow in the most convenient, safe area. When a Map is not provided, snow will be pushed to the most convenient, safe area. When snow can no longer be pushed to the designated area(s) and upon notice to Client, Contractor will use additional equipment (Skid Steer Tractor, Front End Loader, Dump Truck, etc.) to move the snow or have it removed to a location designated by Client.

C. Client shall notify Contractor of any pre-existing site conditions or unusual circumstances prior to execution of this Agreement. Client shall designate one onsite representative or agent to receive all notices who shall be authorized to communicate with Contractor regarding the performance of services under this Agreement.

D. The Contractor shall provide the services pursuant to this Agreement in a workmanlike manner. All labor, equipment, and materials required for the performance of Contractor's services hereunder, shall be furnished by the Contractor. Contractor shall be entitled to use mechanical equipment as it deems appropriate. Client and its agents shall not be entitled to designate the type of equipment to be used. Contractor shall be solely responsible for the way the work is performed and shall be free to employ subcontractors and/or third parties without Client's permission, consent or approval.

E. The Contractor shall be responsible for removal, or for causing the removal of all vehicles and other personal property, from parking lots, drives, access roads, and designated stockpile areas, so that the Contractor can properly and efficiently operate snow plowing equipment. If vehicles or other personal property are not removed at the time of plowing, shoveling, or deicing operations, the Contractor will service only those areas available and open for safe use. If the designated snow piling areas are not accessible, the Contractor shall stockpile snow in an area, which, in the opinion of the Contractor, allows the greatest usability of the lot.

F. The Contractor and the Client agree that snow plowing/shoveling services shall begin when, in the judgment of the Contractor, a snow event's accumulation on the parking or sidewalk areas reaches the minimum depth as outlined in this Agreement or upon written request by Client by text or email. The Contractor will use its best effort to have all snow plowing/shoveling services completed in a timely manner. In the event of a sustained snow event, additional trips shall be made as needed until the conclusion of the snow event. If snow accumulation does not reach the minimums outlined in this Agreement, then Contractor shall be held harmless from all snow and ice related incidents.

G. The Client agrees that Winter conditions in Colorado may present conditions that make it difficult for persons using the premises to be entirely free of some risk of slip and fall or skidding due to these conditions. Although the Contractor will use its best efforts to fulfill its obligations under this Agreement, the Contractor cannot offer any assurance that the driveways, parking lots or sidewalks will be completely free of snow or ice. While it is the intent to provide a safe travel surface for vehicles and pedestrians, the Client and Contractor agree that slick surfaces may be present at any time and that snow or ice can never be completely removed. Dangerous conditions may exist before and after clearing operations. Snow remediation services can eliminate some but not all potentially slippery or dangerous conditions on the property and Client recognizes that such conditions are an inherent danger in all snowy or icy areas, whether serviced or not. Contractor will always use its best efforts to complete snow plowing/shoveling and ice control services in a reasonable manner, but Client and its agents understand that the Contractor assumes no liability for this naturally occurring condition. Client and its agents are aware that weather conditions may change rapidly and without notice and that Contractor assumes no liability for such changes as generally expected during or following a snowstorm in a winter climate such as Colorado.

H. Unless otherwise provided for under this Agreement, Contractor shall have no duty or responsibility to return to Client's Property after servicing Client's Property to perform further or follow up services to address, without limitation, melting and refreezing, blowing or drifted snow, snow that is pushed onto Client's Property by any governmental or municipal entity or any third party, or additional snow that does not meet the applicable trigger depths unless requested to do so by Client or its agents in writing, by text or e-mail, and Contractor agrees in writing, by text or e-mail, to do so. Any such follow-up services will be billed at the Time & Materials rates set forth below.

I. All parties agree that Contractor is not responsible for slippery and/or icy conditions during the days following a storm. The Client assumes all responsibility and shall hold harmless Contractor for any thaw and re-freeze conditions after the initial services were performed by the Contractor. It is the Client's responsibility to notify the Contractor of melt and refreeze conditions which may occur from time to time after services have been performed related to the snow event or if the Client wishes to have services performed when accumulations do not reach the minimums outlined in this Agreement. The Contractor may not be held liable for "slips and falls," collisions that are not a direct result of Contractor's negligence, or any kind of drainage issues that contribute to ice or slick surfaces.

J. Client understands that snow accumulations may vary throughout the metropolitan or local area, and that accumulations in one place or area are not necessarily indicative of the accumulation at the Client's Property. Client and its agents also understand that drifting snow or north facing areas may necessitate plowing and/or de-icing at the Property, regardless of the total snowfall at that location.

K. The Client acknowledges that the Contractor is not a 24-hour monitoring service or onsite 24/7 and does not have the ability to know exact weather conditions or site conditions. Although the Contractor will be storm ready and mobilize as large-scale city needs dictate, it is ultimately the responsibility of the Client to alert the Contractor of snow clearing or de-icing requirements.

L. Client or its agent shall notify Contractor in advance in writing, by text or e-mail, when snow removal services to be provided as set forth herein are not required. No cancellation shall be effective if such notice is not received in writing, by text or e-mail, before Contractor has dispatched its equipment to the Client's property.

M. It is the responsibility of the Client to advise its tenants, residents, and visitors of the potential for danger due to Winter conditions. The Client will advise the Contractor of any conditions it becomes aware of which create an unreasonable risk of injury or property damage in order that the Contractor has an opportunity to address the hazard or make recommendations to the Client to mitigate the risk.

N. Although the Contractor shall use its best effort to minimize damages, Client agrees that Contractor shall not be responsible for any curb or other property damage as a result of performing services when covered by deep snow and curblines and obstacles are not properly marked, and under no circumstances will Contractor be responsible for damage that was existing prior to service being rendered, this includes but is not limited to curbs, walks, speed bumps, etc.

O. Upon the request of Customer, Contractor shall stake all curb lines and obstacles identified in advance by Client and its agents. After the snow season, a joint walk-through by Contractor and Client or its agents will be scheduled to define and review any claimed property damage. This walk-through shall take place before any repair work is undertaken by Client, and no claim for property damages shall be made or presented against Contractor unless Contractor has first had: (i) the opportunity to inspect any claimed property damage and discuss its causation with the Client and its agents; (ii) the opportunity to review any repair bids or similar proposals obtained by the Client and its agents; and (iii) the opportunity to perform any necessary repairs itself or retain its own bid or proposal to repair any property damage. Additionally, Contractor assumes no responsibility or liability for loss or damage resulting from Client or its agent's failure to adequately identify curb lines and obstacles to be staked and to maintain staking. Reports of damage must be reported to the Contractor within forty-eight (48) hours of detection or notice. Client's failure to report any claimed property damage within 48 hours of detection or notice constitutes a waiver of any claim for property damage, and the Contractor is released from liability.

P. It is understood that all deicers and sand salt mix may cause damage to trees, shrubs, landscape, concrete, and paved surfaces. Although the Contractor will be prudent in its use of these materials, it is the intent of Contractor to provide as safe an environment as possible, and therefore will not be responsible for damages these products may cause.

Q. All notices to be given to either party to this Agreement must be: (a) sent by first class mail addressed to the addresses set forth herein, AND (b) emailed to the email addresses set forth herein so long as receipt is confirmed by the recipient by return email (which shall not include an automatic "return receipt"). A party's address or email address may be changed by such party from time to time; however, such change shall not be effective until the other party has been notified in writing of the new contact information.

R. Client and Contractor agree to participate in binding arbitration for any dispute arising out of this Agreement. Binding arbitration shall take place in the county in which the work was performed. The prevailing party, as deemed by the Arbitrator, shall have and recover reasonable attorneys' fees, as deemed by the Arbitrator, in addition to all costs and disbursements incurred in connection with the Arbitration.

S. The Client agrees that if determined necessary by the Contractor, the Client shall be invoiced and shall timely pay for any Snow Staking and/or Site Protection efforts as detailed in this Agreement.

IV. MODIFICATION OR AMENDMENT

A. This Agreement constitutes the entire agreement between the Client and the Contractor, and any prior agreements pertaining thereto, whether verbal or written, have been merged and integrated into this Agreement. No subsequent modification of any of the terms of this Agreement shall be valid, binding upon the parties, or enforceable unless made in writing and signed by both the Client and an authorized agent of the Contractor. Any obligation in this Agreement that, by its terms, is intended to be performed after completion shall survive the same.

B. Any changes in the scope of service must be documented in writing. The Client assumes all risks involved when the Client makes any changes the scope of services as outlined within this Agreement. If no written documentation is provided, Contractor shall schedule and complete all services as outlined by the terms of this Agreement, and bill accordingly.

V. TERMINATION

A. Either party may terminate this Agreement by written notice by certified mail to the other party. Notice to be given at least thirty (30) days prior to the effective date of such termination.

B. In the event that Contractor cannot secure an adequate labor force to perform the work as outline within this agreement, at the sole discretion of Contractor, Contractor may cancel this agreement without penalty from Client subject to notification as outlined above.

C. If payment for services rendered is delinquent by thirty (30) days or more, Contractor reserves the right to suspend services until the account is made current without any breach of contract.

VI. INSURANCE

The Contractor shall be covered by a minimum of \$1,000,000 of liability insurance and statutory limits for workers compensation insurance. Upon request, the Contractor shall provide proof of coverage to the Client. Contractor agrees to maintain Liability, Auto, and Workers Compensation insurance for the term of this contract. Proof of insurance will be supplied upon request.

VII. DEFENSE AND INDEMNIFICATION

A. The parties to this Agreement recognize the applicability of the Colorado Legislature's 2018 enactment of the Snow Removal Service Liability Limitation Act, Colorado Revised Statutes, § 13-21-129, and agree that to the maximum extent permitted by this law, in no event shall Contractor be liable to indemnify, defend or hold harmless the Client for any actions or inactions on the part of the Client or for any special, incidental, punitive, indirect or consequential damages whatsoever (including, but not limited to, damages for lost profits, for business interruption, for personal injury, for negligence, or for any other pecuniary or other loss whatsoever) arising out of or in any way related to the service subject to this Agreement or Contractor's inability or failure to provide such services. The parties agree, the above legislation notwithstanding, that Contractor has no obligation to defend or indemnify Client for any claims that might be made arising out of slip and falls on snow or ice seeking damages for personal injuries. Further, Contractor's entire liability under this Agreement, if any, for any claim(s) for damages relating to this Agreement made against Contractor, whether based in contract or in tort (including claims for negligence or under Colorado's Premises Liability Act), shall be limited to the amount of charges paid by Client for services during the period in which the events are the basis of the claim(s) occurred.

B. Notwithstanding any other provision of this Agreement, including the preceding paragraph, Client shall defend, indemnify and hold Contractor, its officers, agents, and employees, harmless from liability, claims, damages, fines, penalties, costs and expenses, including reasonable attorney's fees, incurred by or asserted against Contractor by any party by reason of any loss, property damage, personal injury or death in any fashion relating to snow, ice, or surface conditions at the property and the services performed by Contractor unless such loss, damage, injury, or death arises from the gross negligence or willful misconduct of the Contractor and its officers, agents and employees.

VIII. SCOPE OF SERVICES

A. Snow Plowing

Snow plowing is defined as pushing or pulling of snow using means not limited to truck mounted plows, tractors, ATV's, etc. If approved by the Client, as indicated below, the Contractor shall provide all reasonable equipment and labor to relocate snow from parking lots and driveways to open parking spaces or designated snow piling areas. Snow Plowing Services shall commence when accumulation reaches the depth as outlined herein, or upon written request by Client or its agent, by text or email.

Client Approves Snow Plowing Services _____ [Client Initials]

Client Declines Snow Plowing Services _____ [Client Initials]

Snow Plowing shall begin when on site snow depth reaches:

Trace of Snowfall _____ [Client Initials]

1" of Accumulation _____ [Client Initials]

2" of Accumulation _____ [Client Initials]

B. Ice Slicer

Ice slicer services can only be performed after Snow Plowing Services have been performed, therefore, the Client cannot approve Ice Slicer Services without first approving Snow Plowing Services. If approved by the Client, as indicated below, the Contractor shall apply Ice Slicer (Granular Magnesium Chloride) in parking and drive areas as needed to limit the buildup of ice after Snow Plowing Services have been completed. The Contractor shall make any and all reasonable efforts to prevent excess application of ice control products.

Client Approves Ice Slicer Services _____ [Client Initials]

Client Declines Ice Slicer Services _____ [Client Initials]

C. Snow Shoveling

Snow shoveling is defined as the mechanical clearing of snow using means not limited to hand shoveling, ATV's, Snow Blowers, etc. If approved by the Client, as indicated below, the Contractor shall provide all reasonable equipment and labor to relocate snow from sidewalks to grass areas or other designated snow piling areas. Snow Shoveling Services shall commence when accumulation reaches the depth as outlined herein.

Client Approves Snow Shoveling Services _____ [Client Initials]

Client Declines Snow Shoveling Services _____ [Client Initials]

Snow Shoveling shall begin when on site snow depth reaches:

Trace of Snowfall _____ [Client Initials]

1" of Accumulation _____ [Client Initials]

2" of Accumulation _____ [Client Initials]

D. Ice Melt

Ice Melt Services can only be performed after Snow Shoveling Services have been performed, therefore, the Client cannot approve Ice Melt Services without first approving Snow Shoveling Services. If approved by the Client, as indicated below, the Contractor shall apply Ice melt on walkways and stairs to limit the buildup of ice after Snow Shoveling services have been completed. Contractor shall make any and all reasonable efforts to prevent excess application of ice control products.

Client Approves Ice Melt Services _____ [Client Initials]

Client Declines Ice Melt Services _____ [Client Initials]

Client Approves 1 Post Storm Visit _____ [Client Initials]

Client Approves 2 Post Storm Visits _____ [Client Initials]

Client Declines Post Storm Visits _____ [Client Initials]

This proposal does not include Post Storm Visits. If approved for service, the Contractor shall perform a physical site inspection of the property looking for icy conditions at least one time per 24-hour period approved as outlined above. If additional services are rendered, then the hourly rates outlined in this Agreement will be charged accordingly. If no services are rendered but a site visit was made, then the Site Visit charge will be assessed. If Client Declines Post Storm Visit(s) and/or after all contracted services have been rendered, Client then assumes all risks associated with icy or slippery conditions. Post Storm Visits are defined as mobilizations after all primary snow removal and ice mitigation services associated with a snow event have been completed. Primary snow removal services are typically, but not always, the expected services of the Contractor as defined in the Scope of Services of this agreement during the snow and ice event itself and those services needed after the conclusion of the event to clear the site to the clients specifications. Therefore the first Post Storm Visit would typically be completed in the next 24 hours following the clearing and cleaning of the property.

IX. PRICING

A. Service Prices

4X4 Pickup Truck with Wings	\$140.00 / Hour	1 Hour Minimum Per Trip
4X4 ATV with 48" Blade	\$95.00 / Hour	1 Hour Minimum Per Trip
Front End Loader, 2-1/2 Yard Bucket	\$250.00 / Hour	2 Hour Minimum Per Trip
Skid Steer Tractor	\$175.00 / Hour	2 Hour Minimum Per Trip
Dump Truck	\$205.00 / Hour	2 Hour Minimum Per Trip
Snow Blower	\$85.00 / Hour	1 Hour Minimum Per Trip
Mini-Skid Steer with Broom/Plow/Blower/B	\$150.00 / Hour	1 Hour Minimum Per Trip
Toolcat, Ride On Broom, or UTV with Blad	\$150.00 / Hour	1 Hour Minimum Per Trip
Hand Shovel & Deicing Labor	\$75.00 / Hour	1 Hour Minimum Per Trip
Ice Slicer Truck	\$110.00 / Hour	1 Hour Minimum Per Trip
Site Inspection	\$0.00 / Each	Per Visit
Snow Stakes and Site Protection	\$75.00 / Hour	1 Hour Minimum Plus Materials
Ice Slicer	\$0.42 / Pound	Material Only, Plus Tax, 500 Pound Minimum
Ice Melt	\$1.00 / Pound	Material Only, Plus Tax, 50 Pound Minimum

B. Holiday Rate Increase

All Rates will be increased by 50% if Client requests that services are performed during the following holidays: Thanksgiving Day, The Day After Thanksgiving (Black Friday), Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, and Easter Sunday.

Client Approves Holiday Rate Increase _____ [Client Initials]

Client Declines Services During Holidays Listed Above _____ [Client Initials]

In the event that Client declines services during the holidays listed above, Client agrees to hold Contractor harmless from any and all snow/ice related incidents as a result of not performing services.

X. PAYMENT SCHEDULE

A. Full payment is due 30 days from the date invoiced.

B. A surcharge fee of not less than 2% and not more than the fee paid by the Contractor to the Processor or Service Provider will be applied to all credit card payments. This fee may be charged as a separate transaction once these costs are known.

C. Payments thirty (30) days past due shall incur finance charge of 1.5% per month (18% per annum). Contractor and/or its assignee shall be entitled to collect all reasonable costs of collection, including but not limited to, collection agency fees and attorney fees.

XI. ACCEPTANCE

Proposed and Accepted:

Contractor: Environmental Designs, LLC

Signature: _____

Name: _____

Title: _____

Date: _____

Client: SVLMD - Duplexes & Single Family Homes

Signature: _____

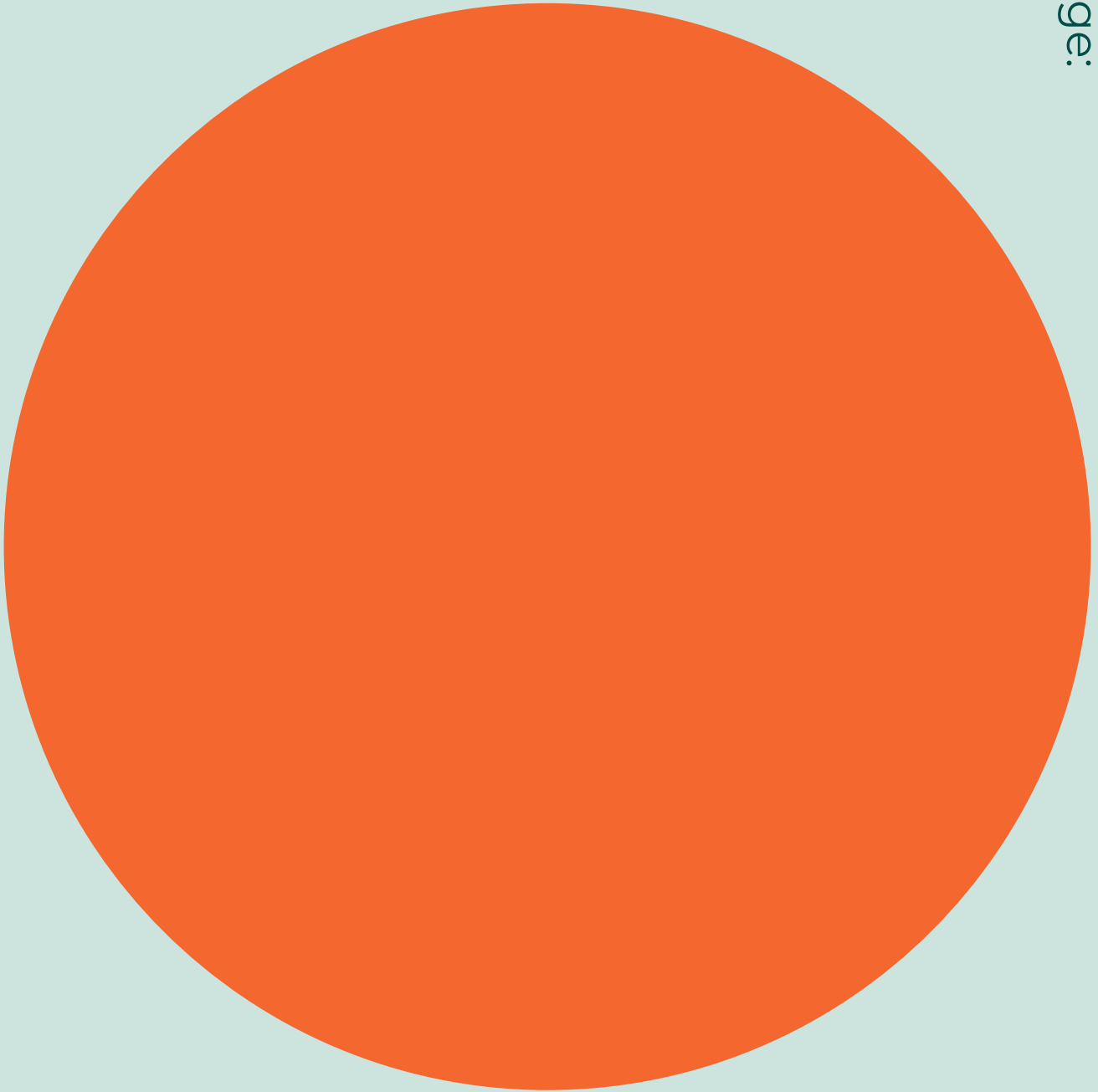
Name: Kent Krause

Title: _____

Date: _____

Oct. 2026
Reporting range:
8/20-9/20

COMMUNITY MANAGEMENT REPORT



BAREFOOT

St.Vrain Lakes
Metropolitan Districts

co.here®

SEPT. FOCUS

September brought a natural shift in the rhythm of community life as pool season came to a close and cooler weather, school routines and fuller calendars began pulling residents back into home life. We celebrated the final day of pool season with popsicles, smiles and one last opportunity to gather poolside. While the weather brought the celebration to an early close, residents still made the most of the afternoon and helped us close out another memorable pool season together.

Our first annual Arts Weekend on Sept. 19 was a wonderful showing of community connection and collaboration. The day was intentionally designed to make art approachable and inclusive, with something for everyone — from the Chalk Walk and multimedia art activities to a scavenger hunt, coffee with Erie Coffee Roasters and a paint recycling drop-off. Residents could create, explore and participate at their own pace, turning The Cove and surrounding spaces into places of creativity and connection throughout the day.

Arts Weekend also reflected a larger placemaking goal: creating opportunities for Barefoot to connect with the broader Firestone community. Rather than relying solely on resident programming, we leaned into community partnerships, welcomed local businesses into Barefoot and created opportunities for residents to discover and support small businesses in the community. These partnerships not only added depth to the event, but also helped us continue building our sponsorships and establishing relationships that can support future programming.

September also marks the conclusion of our Tiny Art Tuesday and Food Truck series, two seasonal programs that became consistent touch-points for connection throughout the summer. As we move into fall, we recognize the natural shift toward home-life and the increased social activity residents experience beyond the community. Bingo and club activities will continue through the coming months, providing opportunities for residents

to stay connected as fall routines settle in. From there, we will begin a steady ramp-up toward our holiday activations and the next season of community gathering.

LOOKING AHEAD AT Q4

As we move into the fourth quarter, our programming will shift with the season and meet residents where they are — including where they are spending their time and when they have more opportunities to gather. The fall and holiday season naturally brings a different rhythm to the community, with school breaks, family schedules and holiday traditions creating opportunities for larger-scale moments of connection.

Our Q4 programming will lean into those seasonal rhythms, with holiday-focused activities and larger community events designed to bring residents together during the moments when they are most available to engage. At the same time, we will continue supporting the clubs, Bingo and smaller-scale activities that provide consistent opportunities for connection throughout the season.

We are also looking forward to seeing our community partners continue to bring engagement opportunities into Barefoot. Partnerships with organizations such as the Frederick-Firestone Fire Protection District create opportunities for residents to connect with the broader community while bringing established local traditions directly to Barefoot. Their annual Santa Run is one example of how these partnerships can add another layer of connection and celebration during the holiday season.

Q4 is an opportunity to build on the relationships and momentum established throughout the year — creating space for residents to gather, celebrate and experience Barefoot as a place that feels connected not only within the community, but to the larger community around it.



Barefoot Arts Weekend

Barefoot Arts Weekend brought neighbors together to create, explore and celebrate the arts throughout the community!

From colorful Chalk Walk creations and multimedia art at The Cove to coffee, a scavenger hunt and plenty of opportunities to get creative, it was wonderful to see so many neighbors join in and make the weekend their own.

SEPT. HIGHLIGHT: BAREFOOT ARTS WEEKEND

COMMUNICATIONS OVERVIEW

September communications focused on keeping residents informed through a busy month of seasonal transitions, community programming and operational updates. With pool season coming to a close, communications provided clear information about the final day of operations, winterization and the transition into fall programming. We also continued providing the full monthly calendar and event details ahead of time, giving residents a clearer view of what was happening across the community and opportunities to plan ahead.

Arts Weekend was a major communication focus throughout the month. In addition to sharing the event details and timeline, communications helped introduce residents to the local partners participating in the event and encouraged them to explore the different ways to engage — from the Chalk Walk and multimedia art to the scavenger hunt, coffee and paint recycling.

We also used September communications to focus on connection beyond traditional programming. National Good Neighbor Day provided an opportunity to encourage residents to connect with the people around them through simple, approachable ways to say hello, lend a hand, share a table and celebrate their neighbors. These smaller invitations to connect support the broader goal of building community in everyday moments.

Another area of focus continues to be resident education around what it means to live within a Metro District. As Barefoot continues to grow, we see an opportunity to provide more context around the different entities, responsibilities, services and partnerships that support the community. The goal is to build a more informed community by helping residents understand not only what is happening, but why it is happening and who is responsible for different aspects of community operations.

Operational communications also remained an important part of the month, including updates related to the parking lot work and coordination with Pinnacle. Continuing to share these updates helps provide visibility into work happening throughout the community and reinforces the partnership between Community Management, Pinnacle and the District as we work to keep residents informed.



A tasty send-off

The final food trucks of the season are here. Join us at The Cove tonight, Sept. 24, from 5-8 p.m. or until sold out for another evening of good food and community connection. This evening, [Big City Bistros](#) and [HighCafe](#) will be serving up their best BBQ and sweet treats.

Then, on Thursday, Sept. 26, we'll wrap up Pool Track Tuesday for the season at Blending Park in The Village. Meet in the shaded picnic area. Bring a chair, a treat and one more neighbor to join your neighbors.

Bring the family, grab a drink from a food truck and enjoy one more evening together before we wrap up the season.

Thank you for choosing us. Enjoy something new, supporting local food trucks and making better evenings part of your summer. We're excited seeing you there!

TELL US THE SCOOP

More time, together

Sept. may be winding down, but there's still plenty happening around Barefoot. Start with National Good Neighbor Day on Sept. 28 — a chance to show down, connect with a neighbor and celebrate the community we share — then join us for a few more ways to gather before we have the sidebar to Oct.

Mark your calendar

Sept. 24 | 5-8 p.m. (until sold out) | The Cove | Pool Track Tuesday: [Big City Bistros](#) BBQ & [HighCafe](#)

Sept. 24 | 6 p.m. | The Cove | Wings

Sept. 28 | 10 a.m.-7 p.m. | The Cove | National Good Neighbor Day: Coffee, treats and connection

Sept. 28 | Noon-2 p.m. | The Cove | Try-A-Tuesday: Open-sailing beer

Sept. 29 | 5-8 p.m. (until sold out) | Blending Park, The Village | Pool Track Tuesday: [Rock N' Roll Music](#)

Coming up

Oct. 3 | 11 a.m.-3 p.m. | The Cove | Small Business and Craft Fair

Oct. 24 | Waterside Park | Harvest Around Waterside Park



A colorful weekend at Barefoot

Barefoot Arts Weekend brought neighbors together to create, explore and celebrate the arts throughout the community!

From colorful Chalk Walk locations and multimedia art at The Cove to coffee, a scavenger hunt and plenty of opportunities for connection, it was wonderful to see so many neighbors join in and make the weekend their own.

We also had more than 30 neighbors drop off old paint to be recycled, helping give broken items a new purpose and keeping them out of the land. Thank you to everyone who participated and helped make the weekend about more than just painting — it was about coming together and making a positive impact in our community.

A special thank you to Best Climate for sharing Barefoot through its lens. His photos beautifully captured this community.

Plan ahead for fall projects

Fall is here, and winter weather is just around the corner. If you're looking to complete an exterior project before the colder weather arrives, now is the time to get your plans started.

Exterior changes to your property — including landscaping, fencing, exterior paint and other improvements — require Archdiocese Review Committee (ARC) approval before work begins.

Don't wait until the weather turns. [Submit your design review application](#) early to give yourself time to review and then approve, get your project underway.

Refresh complete

The Cove parking lot is open and ready for you! Thank you for your patience while the maintenance work was completed.

We appreciate everyone who helped keep the area clean during the work and made the refresh a smooth process.

COVENANT ENFORCEMENT REPORT

Covenant enforcement activity has continued to progress, with 122 total violation records reflected in the current reporting period. The majority of activity relates to Section 2.2 – Maintenance of Property, which accounted for 100 of the records and 22; 3.9 - Vehicular Parking, across closed, monitoring, resolved, active, and voided cases.

- 34 violations have been resolved, with 17 related to Maintenance of Property and 17 related to vehicular parking.
- 76 cases are currently progressing through the enforcement process, including Advisory Letters, First Notices, Second Notices, Third Notices for repetitious violations.
- 2 violations were voided and 6 were closed.
- On 9/23/2026 D1 Board approved adding all dead lawn violations to monitoring status until April 1.

Overall, the data reflects continued progress in addressing property maintenance concerns while establishing a consistent, documented enforcement process for repeat and additional CC&R violations.

ARCHITECTURAL REVIEW REPORT

ARC activity continued steadily during the reporting period, with 28 total application and decision records tracked. Requests focused on landscape changes, artificial turf, patios, roofing, fencing, painting, pools/spas, and exterior painting.

- 2 new applications were received during the reporting period.
- 6 applications were approved and 5 were approved with conditions.

- 7 applications required homeowner notification and/or application fee follow-up, while 6 request required additional information.
- 1 record was voided as part of the ongoing review and tracking process.

Overall, ARC activity continues to reflect consistent homeowner interest in property improvements, with requests being reviewed and tracked through the established process to support compliance with community design standards.

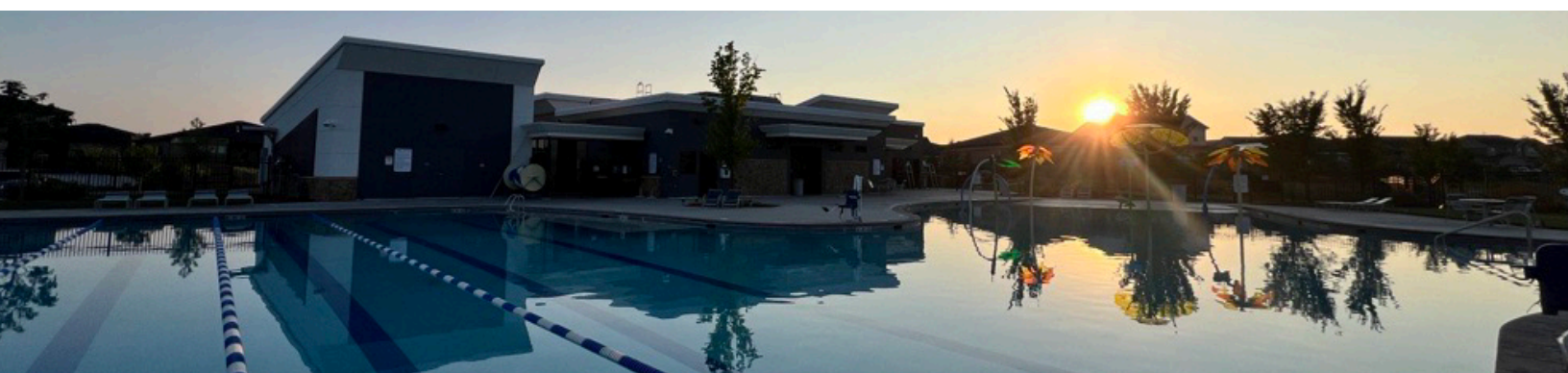
THE COVE & POOL OPERATIONAL UPDATES

Pool operations officially closed on September 7. Winterization was started on September 13 and finalized on September 20.

The district management project refreshing the parking lot and striping was completed on September 21, with access to the lot granted on September 23.

Parking lot light settings have been adjusted to reflect seasonal changes in sunset and sunrise times.

We are actively working with vendors to obtain quotes for ongoing and routine maintenance needs. Including to obtain quotes for the installation of additional mirrors in the fitness center and working with Fisk Electric to review current lighting needs in The Cove.



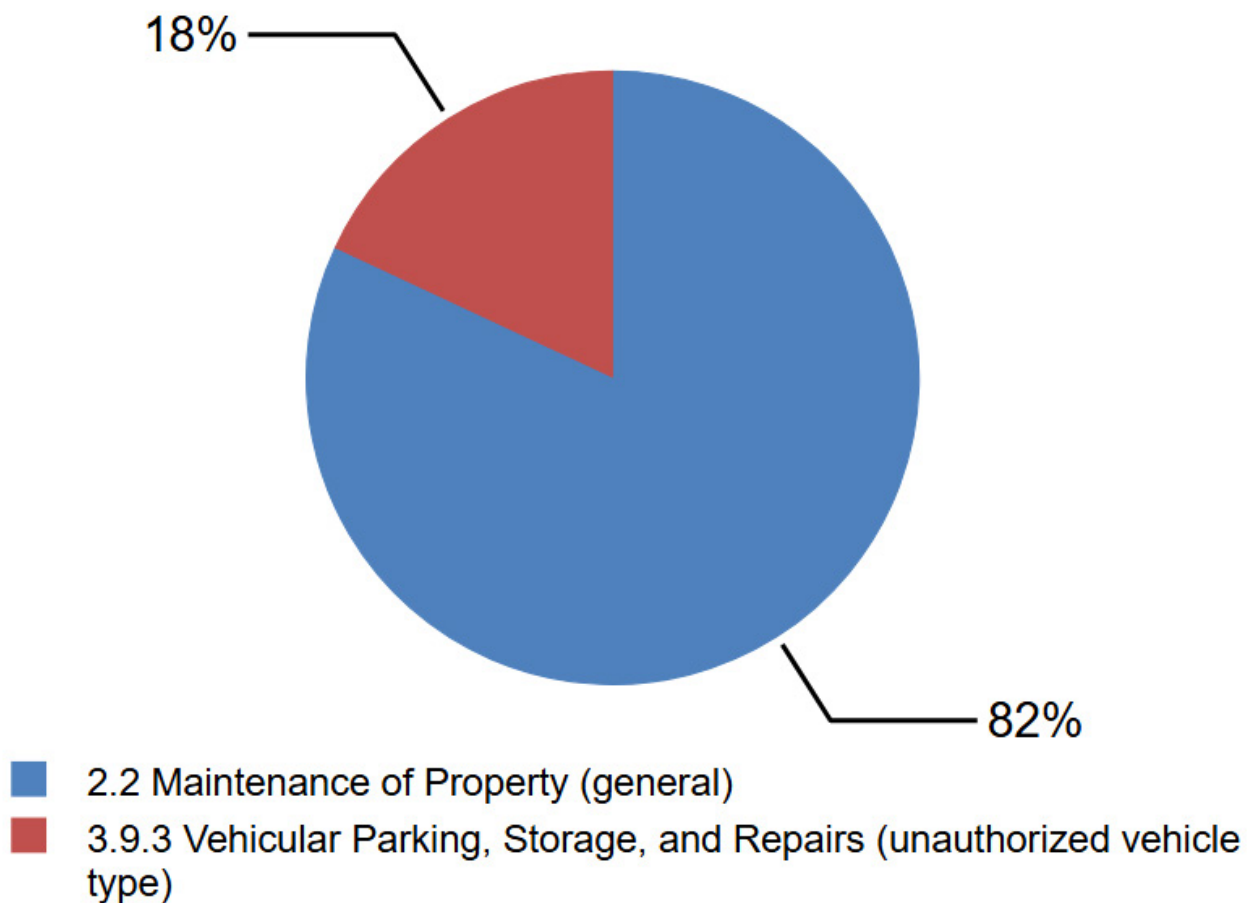
COVENANT ENFORCEMENT REPORT

This month, we continued focusing on maintenance of property and vehicular parking, storage, and repairs. The status of the violation process is as follows:

- **Closed:** 6
- **Resolved:** 34
- **Advisory Letter, Repetitious:** 68
- **First Notice, Repetitious:** 4
- **Second Notice, Repetitious:** 2
- **Third Notice, Repetitious:** 2
- **Void:** 2

Aug. 20 2026 - Sept. 20 2026

TOP DISTRIBUTION BY TYPE



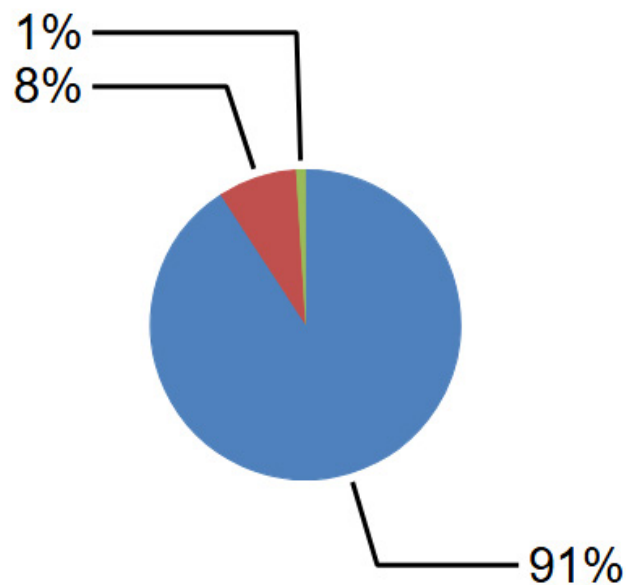
New Month-to-date

COVENANT ENFORCEMENT REPORT

This month, we continued focusing on maintenance of property and vehicular parking, storage, and repairs. The status of the violation process is as follows:

- **Closed:** 9
- **Resolved:** 188
- **Advisory Letter, Repetitious:** 73
- **First Notice, Repetitious:** 9
- **Second Notice, Repetitious:** 6
- **Third Notice, Repetitious:** 2
- **Void:** 13

TOP DISTRIBUTION BY TYPE



- 2.2 Maintenance of Property (general)
- 3.9.3 Vehicular Parking, Storage, and Repairs (unauthorized vehicle type)
- 3.9.2 Vehicular Parking, Storage, and Repairs (garage use is preventing parking)

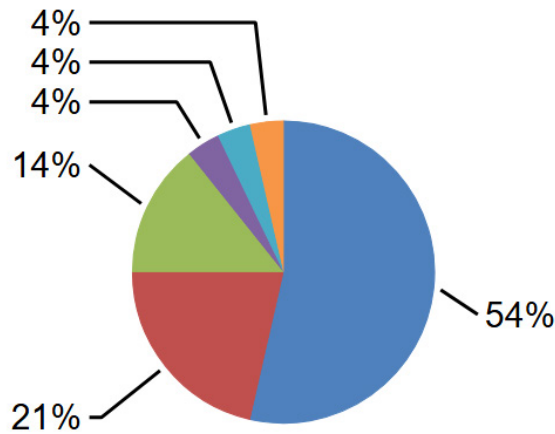
Year-to-date

ARCHITECTURAL REVIEW REPORT

This month, we worked closely with homeowners submitting Design ARC requests, providing guidance to ensure complete and accurate submissions. The status of the applications is as follows:

- **Approved:** 6
- **Approved with conditions:** 5
- **In review with Colorado Vista:** 1
- **Pending Additional Information:** 9
- **Archived:** 0

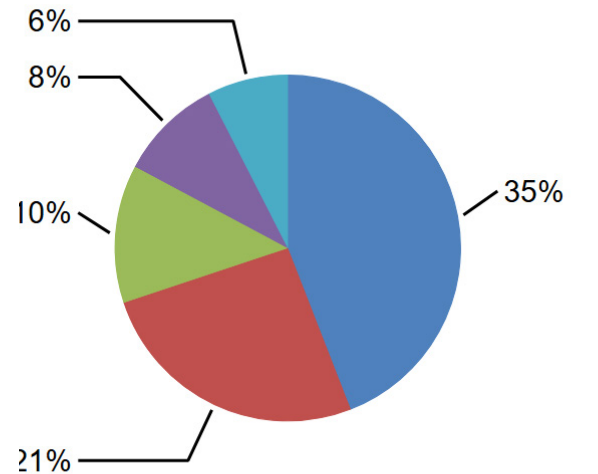
TOP DISTRIBUTION BY TYPE



- Landscape Change
- Patio
- Front Yard Landscape, Hardscapes
- Roof Replacement
- Fence

New Month-to-date

TOP DISTRIBUTION BY TYPE



- Landscape Change
- Patio
- Front Yard Landscape, Hardscapes
- Fence

Year-to-date

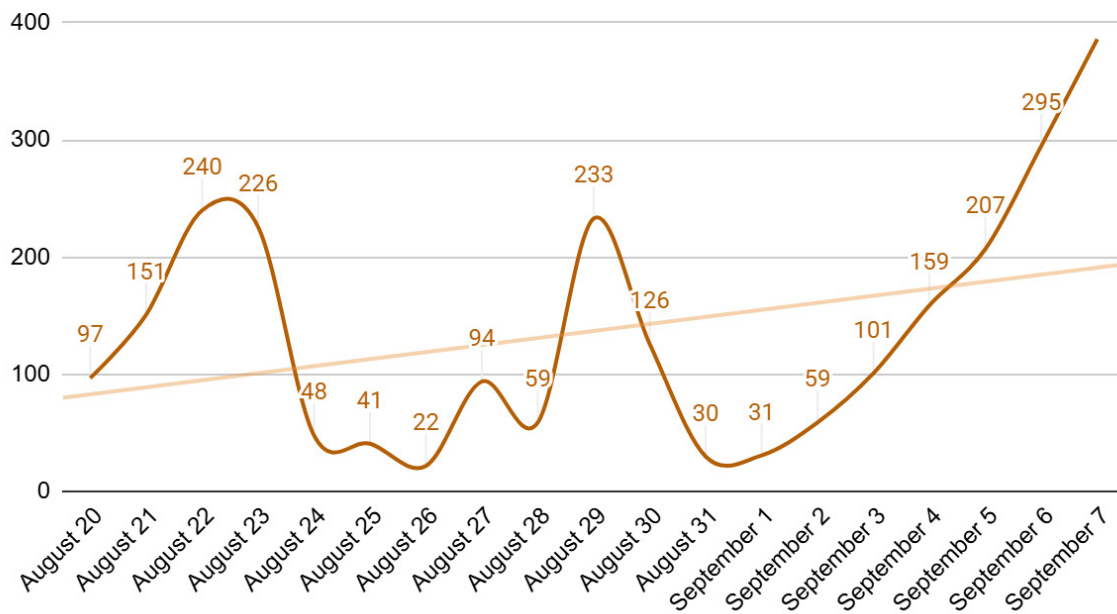
SEPT. RECDESK & KISI DATA

The pool and fitness center remained highly popular this month, with guests making use of the pool to stay cool during the summer heat.

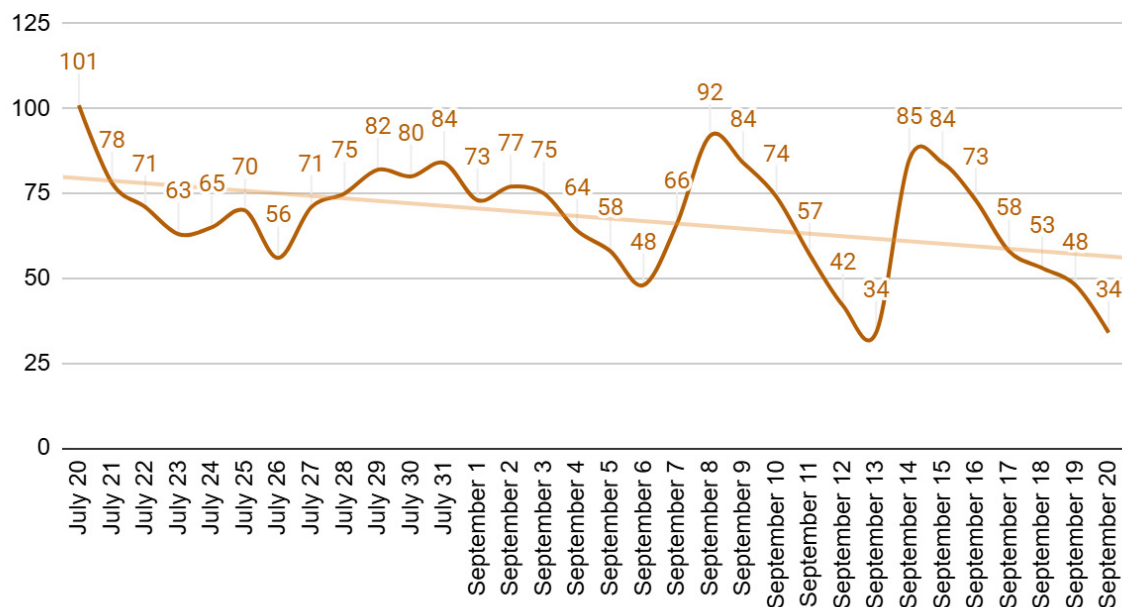
*RecDesk data reflects pool season check in data

**KISI data reflects both Pool & Fitness Center access

RecDesk Data 8/20-9/7



KISI Data 8/20-9/20



CONDENSED REVIEW: OCT. 2026

Placemaking & Engagement

- Closed pool season with a final resident gathering and hosted Barefoot's first annual Arts Weekend, strengthening community partnerships, supporting local businesses and building future sponsorship opportunities.
- Transitioned into fall programming, concluding Tiny Art Tuesdays and the Food Truck series while continuing Bingo and clubs and beginning holiday planning.

Communications

- Delivered four resident eblasts covering pool closure, fall programming, Arts Weekend, Good Neighbor Day, the community calendar and operational updates.
- Continued resident education around Metro District operations and coordinated communications with Pinnacle, including one Filing 3 Vantaca correspondence.

Covenant Enforcement / CC&Rs

- Tracked 122 violation records, including 100 Maintenance of Property and 22 Vehicular Parking; 34 were resolved and 76 continue through the enforcement process.
- On Sept. 23, the D1 Board approved monitoring all dead lawn violations through April 1, 2027.

Architectural Review

- Tracked 28 ARC application and decision records, reflecting continued interest in landscape, fencing, roofing, painting, pools/spas and other exterior improvements.
- Two new applications were received; six were approved and five approved with conditions, with remaining requests progressing through the established review process

The Cove & Pool Operations

- Closed pool operations Sept. 7 and completed winterization Sept. 20. The Cove parking lot refresh and restriping was completed Sept. 21, with access restored Sept. 23 and seasonal lighting adjustments made.
- Continued vendor and Pinnacle coordination on facility needs, including fitness center mirrors, Cove lighting and East and West fire pits, while beginning to prioritize 2027 operational needs.

Amenity Usage

- There were a total of 2 rentals from 8/20 - 9/20. Bringing in \$900 in revenue.
- RecDesk recorded 2,605 pool visits from Aug. 20-Sept. 20.
- KISI recorded 2,175 pool and fitness center access events during the same period.
- Usage continues to demonstrate strong engagement across the community's amenities.



[District Letterhead]

[Date]

[Homeowner Name(s)]

[Property Address]

[City, State, ZIP]

Re: Fencing Design — Notice of Non-Compliance and Board Approved Exception

Dear Homeowner:

This letter is sent on behalf of the Board of Directors (the "Board") of St. Vrain Lakes Metropolitan District No. 1 (the "District") regarding the fence installed on your property at the above-referenced address.

Upon review, it has been determined that the design of the currently installed fence does not comply with the design requirements set forth in the District's Residential Improvement Guidelines. This non-conformance would ordinarily constitute a violation of the District's Covenants and require corrective action. However, in recognition of the changes in District management and operations that has occurred over the past year, the Board has approved a one-time exception, waiving the violation of the non-conforming design of the currently installed fence. This waiver applies only to the fence as currently constructed and does not constitute a waiver of the District's Covenants generally.

At such a time as this fence is modified, repaired, or replaced, a Design Review Application must be submitted to and approved by the District prior to any changes being made. Any newly modified or constructed fence must be in full compliance with the District's Covenants and Design Review Standards then in effect.

We appreciate your patience as the District worked through the transition referenced above, and we thank you for your understanding and cooperation. Should you have any questions regarding this notice or the Design Review Application process, please do not hesitate to contact the District's Community Management Team at 303-862-8934.

Sincerely,

St. Vrain Lakes Metropolitan District No. 1

St. Vrain Lakes Metropolitan District No. 1
550 W. Eisenhower Blvd.
Loveland, CO 80537

Invoice

Date	Invoice #
9/7/2023	5829

Bill To
Barefoot Residential, LLC

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
58	Development Fee - short paid fees from 2022 - 2023. Address details attached	50.00	2,900.00
		Total	\$2,900.00



October 09, 2026

Board of Directors
St. Vrain Lakes Metropolitan District Nos. 1, 3, 4

Attached is a draft proposed 2027 budget for St. Vrain Lakes Metropolitan District Nos. 1, 3, 4, submitted pursuant to C.R.S. Section 29-1-105. The proposed budget will be presented at an upcoming board meeting for review and approval.

If there are any questions on the budget, please contact our office at (970) 669-3611.

Sincerely,

A handwritten signature in black ink that reads "Trace L. Kaminski". The signature is written in a cursive style with a large, stylized 'T' and 'K'.

Pinnacle Consulting Group Inc.

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537

(970)669-3611 (303)333-4380

www.PCGI.com

Serving our clients and community through excellent dependable service.

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(d-b)	
	2025	2026	2026	2027	Year to Year	
	Audited	Adopted	Projected	Proposed	Budget	
	Actual	Budget	Actual	Budget	Variance	
						2027
						Comments
Revenues						
Property Taxes	\$ 62,547	\$ 14,795	\$ 14,795	\$ 25,814	\$ 11,019	See Mill Levy table below
TIF Revenue	85,863	75,294	75,294	46,122	(29,172)	See Mill Levy table below
Specific Ownership	5,575	4,504	4,504	3,597	(907)	5% of Property Taxes & TIF
Property Taxes - Town of Firestone	4,220	2,232	2,232	2,133	(99)	See Mill Levy table below
TIF Revenue - Town of Firestone	7,181	6,250	6,250	3,811	(2,439)	See Mill Levy table below
Specific Ownership - FSL	466	424	424	297	(127)	5% of Property Taxes & TIF
Development Fees	771,000	538,500	538,500	261,000	(277,500)	Estimate 87 @ \$3,000 per Brookfield Schedule
General Operations Fees	1,135,286	1,229,850	1,229,850	1,265,760	35,910	\$270 x 1145 (Q1), assumes 54 additions in 2027
Design Review Fees (ARC)	15,000	37,500	37,500	39,000	1,500	(\$150 x 224) Total 423 sales- SFD 182; Duplex 18; TH 24; BTR 199
Maintenance Fees - Ovaton & Villas	58,538	70,216	70,216	44,820	(25,396)	Estimate - 52 @ \$67.50/lot + 54 @ \$142.50/lot (Reduce to 2024 rates)
Maintenance Fees - Townhomes	-	11,520	11,520	17,280	5,760	Estimate- Filing 7 Townhomes - 24 + 48 in 2027 @ \$120/lot
Interest and Other Income	42,264	50,000	120,367	75,000	25,000	Estimate
Cove Revenues	21,408	42,304	42,304	30,075	(12,229)	Watercraft Permits, Amenity rentals, Guest Passes, Key Fobs, Non-Res Misc
Developer Contributions-Operational	105,498	426,594	521,183	138,650	(287,944)	Developer funded expenditures less Maintenance Fees
Legal Collections Fees	73,035	40,080	40,080	41,700	1,620	Per Cohere
Service Fees from District #2	491,060	582,994	588,003	611,393	28,399	District #2
Service Fees from District #3	15,155	13,053	13,053	76,049	62,996	District #3
Service Fees from District #4	2,264	2,234	2,409	2,457	223	District #4
Total Revenues	\$ 2,896,359	\$ 3,148,344	\$ 3,318,484	\$ 2,684,959	\$ (463,385)	
Expenditures						
Operations and Maintenance:						
Landscape Maintenance	\$ 394,725	\$ 718,779	\$ 561,000	\$ 657,000	\$ (61,779)	See O&M Worksheet
Hardscape Maintenance	34,941	138,500	110,000	175,000	36,500	See O&M Worksheet
Stormwater Facilities	6,950	18,000	18,000	35,000	17,000	See O&M Worksheet
Ovations & Villas Lawn Care	122,946	75,000	75,000	25,000	(50,000)	Lawn care
Ovations & Villas Snow Removal	26,012	30,000	30,000	30,000	-	Snow Removal
Amenities						
Public Parks and Playgrounds	5,630	30,000	29,000	40,000	10,000	See O&M Worksheet
Lake Management	102,889	71,000	71,000	75,615	4,615	See O&M Worksheet
Lake Water Quality Management	-	34,000	31,565	36,210	2,210	See O&M Worksheet
Lake Fisheries Management	-	15,000	-	18,000	3,000	See O&M Worksheet
Lake Recreation Operations	6,542	20,000	5,000	120,000	100,000	See O&M Worksheet
The Cove	198,503	281,565	309,812	383,084	101,519	See O&M Worksheet
Utility Locates and Other Services	-	500	1,500	2,000	1,500	Estimated usage
Utilities	179,594	151,200	135,000	166,320	15,120	Estimated usage base on CY usage and 2027 development activity
Utilities - The Cove	33,581	49,440	35,000	54,384	4,944	Estimated usage base on CY usage and 2027 development activity
Repairs and Replacements	186,522	208,500	216,000	355,000	146,500	See O/M for breakdown
District Facilities Management	139,500	146,475	146,475	176,400	29,925	Increased Scope to Support Development
Administration:						
Accounting and Finance	108,500	111,755	111,755	142,120	30,365	Increased Scope to Support Development & Board needs
District Management/Administration	132,525	147,300	147,300	152,456	5,156	PCGI Scope of Services + 50hrs for Community Landscape Mgmt
Engineering and Professional Svcs	4,500	10,000	10,000	10,000	-	Allowance
Community Management Expenses						
Community Services	511,006	500,000	500,000	550,000	50,000	Cohere staffing & Mgmt Fee
Access Card Services	-	11,400	4,069	-	(11,400)	Included in Operations budget for Cove
ARC Review	16,760	37,500	12,120	39,000	1,500	Estimating 4% increase
Collections	56,404	40,080	22,500	41,700	1,620	Estimating 4% increase
Expenditures Funded by Developer						
Development Coordination	15,946	25,000	10,000	25,000	-	Allowance (includes Pel-Ona)
Builder's 101 Education	-	5,000	2,500	5,000	-	Allowance
Filing 6 Maintenance Warranty	-	33,250	33,250	-	(33,250)	N/A in 2027
Filing 7 Maintenance	-	20,080	20,080	-	(20,080)	N/A in 2027
Filing 7A Landscaping Warranty	-	15,000	15,000	38,430	23,430	Barefoot to manage expenses until District Acceptance?
Filing 7A Utilities	-	-	20	2,500	2,500	Barefoot to manage expenses until District Acceptance?
Amenity Repair & Replacement	-	300,000	300,000	80,000	(220,000)	Allowance - Pool
Barefoot Lake Erosion Project	-	-	208,049	-	-	N/A in 2027
Miscellaneous	1,205	5,000	2,500	5,000	-	Allowance
Enhancement Committee	6,628	10,000	10,000	10,000	-	Allowance
Social Committee Events	3,294	10,000	10,000	11,000	1,000	Allowance - Cohere Confirmed
Website Hosting & Maintenance	1,858	2,300	2,300	-	(2,300)	Combined in Office, Dues, Other
Office, Dues, and Other	17,880	9,000	9,000	12,747	3,747	SDA memberships, Bill com, publications, Mileage, QBO
Audit	22,200	32,000	32,000	33,600	1,600	3 Audits required in 2027
Insurance	66,041	71,324	67,502	73,000	1,676	8% Increase on 2026 Actual per CSD Pool
Election	11,838	3,000	1,000	15,000	12,000	2027 Election Year
Legal	98,346	91,400	91,400	60,800	(30,600)	Per Legal Council + 20k contingency based on historic actuals
Treasurer's Fees	757	1,351	1,351	1,079	(272)	1.5% of Property Taxes & TIF
Treasurer's Fees - Firestone	63	127	127	89	(38)	1.5% of Property Taxes & TIF
Town of Firestone - IGA	105,747	8,355	8,355	5,855	(2,500)	5 mills collected less 1.5% cost of collection
Contingency	-	30,000	-	40,000	10,000	Allowance
Total Expenditures	\$ 2,661,031	\$ 3,536,181	\$ 3,424,530	\$ 3,703,389	\$ 167,208	
Revenues Over/(Under) Exp	\$ 245,328	\$ (387,837)	\$ (106,046)	\$ (1,018,430)	\$ (630,593)	
Beginning Fund Balance	1,752,823	2,143,522	1,998,151	1,892,105	(251,417)	
Ending Fund Balance	\$ 1,998,151	\$ 1,755,685	\$ 1,892,105	\$ 873,675	\$ (882,010)	
COMPONENTS OF ENDING FUND BALANCE:						
Emergency Reserve (3% of Revenues)	\$ 86,891	\$ 105,545	\$ 102,736	\$ 111,102	\$ 5,557	
Operating Reserve (25% of Expenses)	662,758	884,045	856,133	925,847	41,802	
Repairs & Replacement Reserve	750,000	750,000	750,000	395,000	(355,000)	Fully Funded per Study \$1,817,344 - 80% Funded = \$1,453,875
Unrestricted	498,503	16,095	183,237	(558,274)	(574,369)	
TOTAL ENDING FUND BALANCE	\$ 1,998,151	\$ 1,755,685	\$ 1,892,105	\$ 873,675	\$ (882,010)	
Mill Levy						
Operating	60,082	60,236	60,236	60,504	0,268	
Town of Firestone IGA	5,000	5,000	5,000	5,000	0,000	
Return of Backfill Funds	-0.295	-27.089	-27.089	0.000	27.089	
Total Mill Levy	64,787	38,147	38,147	65,504	27,357	
Assessed Value	\$ 843,820	\$ 446,354	\$ 446,354	\$ 426,851	\$ (19,703)	
TIF Assessed Value	\$ 1,458,120	\$ 1,249,986	\$ 1,249,986	\$ 762,289	\$ (487,697)	
Property Tax Revenue						
Operating	\$ 50,698	\$ 26,887	\$ 26,887	\$ 25,814	\$ (1,072)	
Town of Firestone IGA	4,219	2,232	2,232	2,133	(99)	
Return of Backfill Funds	(249)	(12,091)	(12,091)	0	12,091	
Total Property Tax Revenue	\$ 54,668	\$ 17,027	\$ 17,027	\$ 27,947	\$ 10,920	

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
FIRMING FEE FIDUCIARY FUND					
	(a)	(b)	(c)	(d)	(d-b)
	2025	2026	2026	2027	Year to Year
	Audited	Adopted	Projected	Proposed	Budget
	Actual	Budget	Actual	Budget	Variance
					2027
					Comments
Additions					
Windy Gap Firming Fee Contributions	\$ 316,500	\$ 325,000	\$ 325,000	\$ 400,000	\$ 75,000
Total Additions	\$ 316,500	\$ 325,000	\$ 325,000	\$ 400,000	\$ 75,000
Deductions					
Contributions to Little Thompson	\$ 316,500	\$ 325,000	\$ 325,000	\$ 400,000	\$ 75,000
Total Deductions	\$ 316,500	\$ 325,000	\$ 325,000	\$ 400,000	\$ 75,000
Change in Net Position	\$ -	\$ -	\$ -	\$ -	\$ -
Net Position - Beginning	-	-	-	-	-
Net Position - Ending	\$ -	\$ -	\$ -	\$ -	\$ -

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
CAPITAL PROJECTS FUND					
	(a)	(b)	(c)	(d)	(d-b)
	2025	2026	2026	2027	Year to Year
	Audited	Adopted	Projected	Proposed	Budget
	Actual	Budget	Actual	Budget	Variance
	2027				
	Comments				
Revenues					
Capital Advances	\$ 3,313,580	\$ 35,835,030	\$ 39,981,820	\$ 11,770,030	\$ (24,065,000)
Interest and Other Income	92,620	100,000	100,000	100,000	-
Total Revenues	\$ 4,246,968	\$ 35,935,030	\$ 40,081,820	\$ 11,870,030	\$ (24,065,000)
Expenditures					
Engineering	\$ -	\$ 35,000	\$ 125,000	\$ 275,000	\$ 240,000
Legal	-	45,000	45,000	75,000	30,000
Capital Services	45,818	30,030	30,030	30,030	-
Filing 1 Underdrains	210,957	-	-	-	-
Filing 2 Underdrains	210,957	-	-	-	-
Filing 3 Underdrains	210,957	-	-	-	-
CR 28 (Ronald Reagan) Phase 3	-	2,000,000	-	3,000,000	1,000,000
CR 9.5	-	-	-	2,900,000	2,900,000
Filing 4.1 Landscaping	22,696	-	-	-	-
Filing 4 Underdrains	210,957	-	-	-	-
Filing 5 Underdrains	210,957	-	-	-	-
Filing 6	583,089	-	-	5,000	5,000
Filing 6 Open Space	-	700,000	100,000	-	(700,000)
Filing 6 Underdrains	210,957	-	-	-	-
Filing 7 Warranty	-	-	-	10,000	10,000
Filing 7A.1 Infrastructure	-	17,200,000	2,250,000	-	(17,200,000)
Filing 7A.1 Landscaping & Fencing	1,902,238	-	2,800,000	-	-
Filing 7 Underdrains	-	300,000	300,000	-	(300,000)
Filing 7 Ronald Reagan	-	2,600,000	2,600,000	150,000	(2,450,000)
Filing 7 Birch	-	2,800,000	2,800,000	225,000	(2,575,000)
Flow Monitors	-	300,000	300,000	-	(300,000)
Traffic Signals	-	1,425,000	2,650,000	-	(1,425,000)
Filing 7B Infrastructure	-	7,500,000	7,500,000	200,000	(7,300,000)
Filing 7B Landscaping	-	1,000,000	450,000	1,300,000	300,000
Filing 7C Infrastructure	-	-	13,000,000	1,300,000	1,300,000
Filing 7C Landscaping	-	-	-	1,100,000	1,100,000
Filing 7D Infrastructure	-	-	6,000,000	350,000	350,000
Filing 7D Landscaping	-	-	-	950,000	950,000
Developer Repayment	840,768	-	-	-	-
Total Expenditures	\$ 4,660,453	\$ 35,935,030	\$ 40,950,030	\$ 11,870,030	\$ (24,065,000)
Revenues Over/(Under) Exp	\$ (413,484)	\$ -	\$ (868,210)	\$ -	\$ -
Beginning Fund Balance	1,281,694	-	868,210	-	-
Ending Fund Balance	\$ 868,210	\$ -	\$ -	\$ -	\$ -

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 3						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(d-b)	
	2025	2026	2026	2027	Year to Year	
	Unaudited	Adopted	Projected	Proposed	Budget	
	Actual	Budget	Actual	Budget	Variance	2027
						Comments
Revenues						
Property Taxes	\$ 6,338	\$ 2,422	\$ 2,422	\$ 26,466	\$ 24,045	See Mill Levy table below
TIF Revenue	8,474	10,190	10,190	47,011	36,821	
Specific Ownership	546	631	631	3,674	3,043	5% of Property Taxes & TIF
Property Taxes - Town of Firestone	2,502	1,872	1,872	11,640	9,768	See Mill Levy table below
TIF Revenue - Town of Firestone	4,239	5,075	5,075	20,675	15,600	
Specific Ownership - FSL	273	347	347	1,616	1,268	5% of TIF PPTX & SO
Interest and Other Income	-	1,000	-	1,000	-	
Total Revenues	\$ 22,372	\$ 21,536	\$ 20,536	\$ 112,081	\$ 90,545	
Expenditures						
Treasurer's Fees	\$ 202	\$ 189	\$ 189	\$ 1,102	\$ 912.98	1.5% of Property Tax Revenues
Treasurer's Fees - Firestone	101	104	104	485	381	1.5% of Property Tax Revenues
To Firestone - Property Taxes	2,464	7,190	7,190	33,446	26,256	5 mills collected less 1.5% cost of collection
Service Fees to District #1	19,604	13,053	13,053	76,049	62,996	
Contingency	-	1,000	-	1,000	-	
Total Expenditures	\$ 22,372	\$ 21,536	\$ 20,536	\$ 112,081	\$ 90,545	
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	
Beginning Fund Balance	-	-	-	-	-	
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	
Mill Levy						
Operating	10.135	10.040	10.040	11.369	1.329	
Debt Service	50.675	50.202	50.202	55.318	5.116	
Town of Firestone IGA	5.000	5.000	5.000	5.000	0.000	
Return of Backfill Funds	-0.139	-3.571	-3.571	0.000	3.571	
Total Mill Levy	65.671	61.671	61.671	71.687	10.016	
Assessed Value	\$ 500,337	\$ 374,333	\$ 374,333	\$ 2,327,927	\$ 1,953,594	
TIF Assessed Value	\$ 847,783	\$ 1,014,947	\$ 1,014,947	\$ 4,135,033	\$ 3,120,086	
Property Tax Revenue						
Operating	\$ 5,071	\$ 3,758	\$ 3,758	\$ 26,466	\$ 22,708	
Debt Service	25,355	18,792	18,792	128,776	109,984	
Town of Firestone IGA	2,502	1,872	1,872	11,640	9,768	
Return of Backfill Funds	(70)	(1,337)	(1,337)	-	1,337	
Total Property Tax Revenue	\$ 32,858	\$ 23,085	\$ 23,085	\$ 166,882	\$ 143,797	
DEBT SERVICE FUND	(a)	(b)	(c)	(d)	(d-b)	
	2025	2026	2026	2027	Year to Year	
	Unaudited	Adopted	Projected	Proposed	Budget	
	Actual	Budget	Actual	Budget	Variance	2027
						Comments
Revenues						
Property Taxes	\$ 25,358	\$ 18,792	\$ 18,792	\$ 128,776	\$ 109,984	See Mill Levy table
TIF Revenue	42,958	50,952	50,952	228,742	177,790	
Specific Ownership	2,768	3,487	3,487	17,876	14,389	5% of Property Taxes & TIF
Interest and Other Income	-	1,000	-	1,000	-	
Total Revenues	\$ 71,084	\$ 74,231	\$ 73,231	\$ 376,394	\$ 302,163	
Expenditures						
Treasurer's Fees	\$ 1,025	\$ 1,046	\$ 1,046	\$ 5,363	\$ 4,317	1.5% of Property Tax Revenues
Transfer to District #4	-	72,185	72,185	370,031	297,846	
Contingency	-	1,000	-	1,000	-	
Total Expenditures	\$ 71,084	\$ 74,231	\$ 73,231	\$ 376,394	\$ 302,163	
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	
Beginning Fund Balance	-	-	-	-	-	
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 4						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(d-b)	
	2025	2026	2026	2027	Year to Year	
	Audited	Adopted	Projected	Proposed	Budget	
	Actual	Actual	Actual	Budget	Variance	2027
Revenues						Comments
Property Taxes	\$ 924	\$ 741	\$ 741	\$ 1,041	\$ 300	See Mill Levy table below
TIF Revenue	1,225	1,532	1,532	1,280	(252)	
Specific Ownership	86	114	114	116	2	5% of Property Taxes & TIF
Property Taxes - Town of Firestone	433	385	385	494	109	See Mill Levy table below
TIF Revenue - Town of Firestone	607	747	747	608	(139)	
Specific Ownership - FSL	43	57	57	55	(2)	5% of TIF PPTX & SO
Interest and Other Income	-	1,000	-	1,000	-	
Total Revenues	\$ 3,318	\$ 4,576	\$ 3,576	\$ 4,594	\$ 18	
Expenditures						
Treasurer's Fees	\$ 13	\$ 34	\$ 34	\$ 35	\$ 1	1.5% of Property Tax Revenues
Treasurer's Fees - Firestone	7	7	7	9	2	1.5% of Property Tax Revenues
To Firestone - Property Taxes	1,034	1,125	1,125	1,093	(32)	5 mills collected less 1.5% cost of collection
Service Fees to District #1	2,264	2,409	2,409	2,457	48	
Contingency	-	1,000	-	1,000	-	
Total Expenditures	\$ 3,318	\$ 4,576	\$ 3,576	\$ 4,594	\$ 18	
Revenues Over/(Under) Exp	\$ -	\$ -	\$ -	\$ -	\$ -	
Beginning Fund Balance	-	-	-	-	-	
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	
Mill Levy						
Operating	10,292	10,258	10,258	10,534	0.276	
Debt Service	51,462	51,291	51,291	52,674	1,383	
Town of Firestone IGA	5,000	5,000	5,000	5,000	0.000	
Return of Backfill Funds	-0.148	-0.649	-0.649	0.000	0.649	
Total Mill Levy	66,606	65,900	65,900	68,208	2,308	
Assessed Value	\$ 86,676	\$ 77,099	\$ 77,099	\$ 98,810	\$ 21,711	
TIF Assessed Value	\$ 123,344	\$ 149,321	\$ 149,321	\$ 121,510	\$ (27,811)	
Property Tax Revenue						
Operating	\$ 892	\$ 791	\$ 791	\$ 1,041	\$ 250	
Debt Service	4,461	3,954	3,954	5,205	1,250	
Town of Firestone IGA	433	386	386	494	109	
Return of Backfill Funds	(18)	(50)	(50)	-	50	
Total Property Tax Revenue	\$ 5,768	\$ 5,081	\$ 5,081	\$ 6,740	\$ 1,659	
DEBT SERVICE FUND	(a)	(b)	(c)	(d)	(d-b)	
	2025	2026	2026	2027	Year to Year	
	Audited	Adopted	Projected	Proposed	Budget	
	Actual	Actual	Actual	Budget	Variance	
Revenues						
Property Taxes	\$ 4,461	\$ 3,954	\$ 3,954	\$ 5,205	\$ 1,250	
TIF Revenue	6,252	7,659	7,659	6,400	(1,259)	
Specific Ownership	438	581	581	580	(0)	5% of Property Taxes & TIF
Transfer from District 3	70,059	72,185	72,185	370,031	297,846	
Interest and Other Income	163,214	50,000	50,000	50,000	-	
Total Revenues	\$ 244,424	\$ 134,380	\$ 134,380	\$ 432,216	\$ 297,836	
Expenditures						
Treasurer's Fees	\$ 67	\$ 162	\$ 162	\$ 162	\$ -	First Debt payment due in 2030
Contingency	-	50,000	-	50,000	-	
Total Expenditures	\$ 52,908	\$ 50,162	\$ 162	\$ 50,162	\$ -	
Revenues Over/(Under) Exp	\$ 191,516	\$ 84,218	\$ 134,218	\$ 382,054	\$ 297,836	
Beginning Fund Balance	3,707,131	3,122,522	3,898,647	4,032,864	910,342	
Ending Fund Balance	\$ 3,898,647	\$ 3,206,740	\$ 4,032,864	\$ 4,414,918	\$ 1,208,179	
COMPONENTS OF ENDING FUND BALANCE:						
Surplus Fund (\$7,234,805)	\$ 3,851,727	\$ 3,206,740	\$ 4,032,864	\$ 4,414,918	\$ 1,208,179	
Cost of Issuance Fund	46,920	-	-	-	-	
Total Components of Ending Fund Bal.	\$ 3,898,647	\$ 3,206,740	\$ 4,032,864	\$ 4,414,918	\$ 1,208,179	

2027 Operations & Maintenance Budget					
St.Vrain					
GL Code	Scope of Work	2027 Proposed Budget	2026 Approved Budget	2026 Projected Year End Budget	Notes
1-52100	Landscaping				
1-52101	Manicured Landscaping O&M	\$ 325,000.00	\$ 324,481.00	\$ 300,000.00	Updated pricing provided by EDI Including Filing 6
1-52102	Flower Installation & Maintenance	\$ -	\$ 43,500.00	\$ 20,000.00	Changed flower beds to perennial beds
1-52103	Manicured Landscaping Inspection/Consulting				
1-52104	Winter Watering	\$ 25,000.00	\$ 25,000.00	\$ 7,500.00	Keep the same for additional trees in filing 6
1-52105	Irrigation System O&M				
1-52106	Irrigation System Administration	\$ 5,000.00	\$ 3,500.00	\$ -	Annual license renewal for controllers
1-52107	Native Area O&M	\$ 185,000.00	\$ 229,298.00	\$ 140,500.00	EDI contract and Resilient Roots Contract
1-52108	Native Area Inspection/Consulting				
1-52109	Pest Control	\$ 15,000.00	\$ 5,000.00	\$ 5,000.00	Increasing due to Prairie Dog Mitigation
1-52110	Site Cleanup	\$ 12,000.00	\$ 8,000.00	\$ 8,000.00	Adding filing 6
1-51304	Ovations and Villas Lawncare	\$ 25,000.00	\$ 75,000.00	\$ 75,000.00	RFP
1-52113	Trash and Pet Waste Cleanup	\$ 90,000.00	\$ 80,000.00	\$ 80,000.00	Increase to allowance for future filings
	Landscaping Subtotal	\$ 682,000.00	\$ 793,779.00	\$ 636,000.00	Increase in service due to addition of Filing 4 & 5 full year services.
	% Change	-16%			
1-52200	Hardscapes				
1-52201	District Snow Removal Areas	\$ 65,000.00	\$ 50,000.00	\$ 50,000.00	Filing 6 addition and filing 7 alleyways
1-51310	Ovations and Villas Snow Removal	\$ 30,000.00	\$ 30,000.00	\$ 28,000.00	Keep the same
1-52203	Paved Streets/Sidewalks/Trails O&M	\$ 30,000.00	\$ 20,000.00	\$ 20,000.00	Additional sidewalks being added
1-52206	Fencing O&M	\$ 35,000.00	\$ 25,000.00	\$ 25,000.00	Increase due to filing 6
1-52209	Regulatory and Wayfinding Signage O&M	\$ 3,000.00	\$ 2,000.00	\$ -	Additional signs in filing 6
1-52210	Lighting and Electrical O&M	\$ 25,000.00	\$ 25,000.00	\$ -	Keep The Same
1-52211	Holiday Lighting	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	waiting for proposal
1-52217	Sunset Pavilion	\$ 2,000.00	\$ 1,500.00	\$ -	Solar was added
	Hardscapes Subtotal	\$ 205,000.00	\$ 168,500.00	\$ 138,000.00	
	% Change	18%			

GL Code	Scope of Work	2027 Proposed Budget	2026 Approved Budget	2026 Projected Year End Budget	Notes
1-52400	Storm Water Facilities				
1-52401	Storm Sewer Conveyance System O&M	\$ 10,000.00	\$ 8,000.00	\$ 8,000.00	Increase due to filing 6
1-52402	Detention Pond Maintenance	\$ 10,000.00	\$ -	\$ -	Additional responsibilities with 2027
1-52403	Storm Structure Maintenance	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	Increase due to filing 6
	Storm Water Facilities Subtotal	\$ 35,000.00	\$ 18,000.00	\$ 18,000.00	
	% Change	94%			
1-52700	Parks/Playgrounds				
1-52701	Public Park				
1-52702	Playground	\$ 40,000.00	\$ 30,000.00	\$ 29,000.00	Increase due to filing 6/ inspections
	Parks/Playgrounds Subtotal	\$ 40,000.00	\$ 30,000.00	\$ 29,000.00	
	% Change	33%			
	Lake - Water Management				
1-52703	Lake - Water Management			\$ -	
1-52703	Lake Management	\$ 75,615.00	\$ 71,000.00	\$ 71,000.00	6.5 % increase
1-52719	Lake Water Quality Management	\$ 36,210.00	\$ 34,000.00	\$ 31,565.00	6.5% increase
1-52721	Lake Fisheries Management	\$ 18,000.00	\$ 15,000.00	\$ -	Lost a bunch of fish due to current wealther conditions \$15,000 Fish Restocking/\$14,987 Electrofishing Survey
	Lake Water Management Subtotal	\$ 129,825.00	\$ 120,000.00	\$ 102,565.00	
	% Change	8%			
	Lake - Recreation Options				
1-52722	Dock and Pier Maintenance	\$ 120,000.00	\$ 20,000.00	\$ 5,000.00	Boat Ramp & Doc/Railing replacement
	Lake Use Signage				
	Lake Rec Ops Subtotal	\$ 120,000.00	\$ 20,000.00	\$ 5,000.00	
	% Change	500%			

GL Code	Scope of Work	2027 Proposed Budget	2026 Approved Budget	2026 Projected Year End Budget	Notes
	The Cove				
1-52711	Operations and Program Management	\$ 40,000.00	\$ 27,102.00	\$ 27,102.00	Administrative subscription costs - Rec desk new in 2027
1-52707	Programming and Events	\$ 22,000.00	\$ 20,000.00	\$ 20,000.00	Growing community, increased social engagement
1-52705	Building Maintenance	\$ 30,000.00	\$ 25,000.00	\$ 20,000.00	Annual maintenance + Painting/touch up project
1-52704	Pool Operations and Maintenance	\$ 131,100.00	\$ 60,000.00	\$ 115,000.00	6 staff - increased hour to accommodate high traffic times, Allowance for service calls, supplies, possible extension
1-52712	Pool Chemicals	\$ 25,000.00	\$ 12,000.00	\$ 20,000.00	Increased to align with actual usage - includes winterization chemicals + extension contingency
1-52713	Furniture Fixtures and Equipment	\$ 45,000.00	\$ 43,000.00	\$ 25,000.00	Sport & Fitness Contract, in water pool furniture. Contingency for Fitness equip. & interior/exterior furniture
1-52714	Security Monitoring	\$ 10,500.00	\$ 10,000.00	\$ 10,000.00	KISl, Prosec, Turing
1-52715	Janitorial Services	\$ 40,000.00	\$ 42,753.00	\$ 36,000.00	Base contract + exterior windows & powerwashing, floor cleaning + quarterly deep clean
1-52716	Janitorial Supplies	\$ 12,000.00	\$ 11,000.00	\$ 6,000.00	Allowance for \$1,000/ month, aligns with 2026 actuals
1-52717	Grounds Maintenance	\$ 12,484.00	\$ 15,710.00	\$ 15,710.00	Per EDI 2027 contract
1-52718	Snow Removal	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	Keep the Same
	Amenities Subtotal	\$ 383,084.00	\$ 281,565.00	\$ 309,812.00	
	% Change	36%			
	Amenities - Lakehouse				
	Misc Services Subtotal	\$ -	\$ -	\$ -	
	% Change	#DIV/0!			
1-52800	Misc Services				
1-52801	Utility Locate Notification				
1-52802	Utility Locating/Coordination	\$ 2,000.00	\$ 500.00	\$ 1,500.00	Addition of Filing 6
	Misc Services Subtotal	\$ 2,000.00	\$ 500.00	\$ 1,500.00	
	% Change	300%			

GL Code	Scope of Work	2027 Proposed Budget	2026 Approved Budget	2026 Projected Year End Budget	Notes
1-52900	Repairs and Replacement				
1-52901	Manicured Landscaping Upgrades	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	Addition of Filing 6
1-52902	Wood Mulch Replacement	\$ 30,000.00	\$ 20,000.00	\$ 20,000.00	Addition of Filing 6
1-52903	Tree/Plant Replacement & Upgrade	\$ 150,000.00	\$ 70,000.00	\$ 65,000.00	Adding on filing 6 and looking to do shrub bed inhancments through filings 1-5
1-52904	Irrigation Repair & Upgrade	\$ 95,000.00	\$ 78,000.00	\$ 93,000.00	Adding on filing 6
1-52905	Reseeding	\$ 40,000.00	\$ 25,000.00	\$ 25,000.00	Adding on filing 6/Many areas within Filing 1-5 need re-seeding
1-52911	Amenity Repair & Upgrade	\$ 25,000.00	\$ 5,500.00	\$ 3,000.00	New benches and trash bins
	Repairs and Replacement Subtotal	\$ 355,000.00	\$ 208,500.00	\$ 216,000.00	
	% Change	70%			
	Contingency				
	Contingency (within General Fund Budget)	\$ -	\$ -	\$ -	
	Operations & Maintenance Budget Total	\$ 1,951,909.00	\$ 1,640,844.00	\$ 1,319,312.00	
	% Change	19%			

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

ESTABLISHING A LAKES WORKING GROUP**

WHEREAS, the St. Vrain Lakes Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing pursuant to §§ 32-1-101, et seq., C.R.S.; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Board desires to establish a lakes working group (the “**Lakes Working Group**”) for the purpose of making consolidating institutional knowledge, operational data, and governing documents into a single resource that would support long-term planning, improve operational efficiency, preserve knowledge for future boards, managers, and residents regarding the lakes within the boundaries of the District (the “**Lakes**”), and make recommendations to the Board regarding lake management, water rights, and operational responsibilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Recitals. The Recitals set forth above are hereby incorporated by reference as part of this Resolution
2. Creation and Establishment of the Lakes Working Group. The Board hereby creates and establishes the Lakes Working Group.
3. Authority of the Lakes Working Group. The Lakes Working Group is hereby authorized to hold meetings, contact service providers, gather and consolidate information regarding the Lakes and make recommendations and suggestions to the Board regarding operations and maintenance of the Lakes. The Lakes Working Group does not have the authority to give directions and/or instructions to the District’s manager, hired to provide services which include facilitating District contracts that provide maintenance operations services for the Lakes (the “**District Manager**”), or its employees, or to contractors, consultants or employees of the District, unless otherwise approved by the Board. In addition, the Lakes Working Group has only such authority as given by the Board and this Resolution and has no authority to bind the District. All communication with and direction to consultants, contractors of the District or employees of the

District Manager is the sole responsibility of the Board and the District Manager, respectively. The Lakes Working Group does not have any authority over the District budget or the expenditure of District funds.

A. Meetings. The Lakes Working Group shall meet once prior to each regular meeting of the District, or more frequently as desired. The Chairperson, as defined in Paragraph 6.C. of this Resolution, of the Lakes Working Group shall provide the District Manager with notice of any scheduled Lakes Working Group meeting at least two-weeks prior to such meeting.

- i. In the event the attendance of a District Member, as defined in Paragraph 6 of this Resolution, constitutes a quorum of the District, or St. Vrain Lakes Metropolitan District Nos. 2-4, the Chairperson shall coordinate with the District Manager to ensure the meeting is properly noticed.

B. Board Report. The Lakes Working Group shall present a standardized report to the Board prior to each regular meeting of the District (the “**Lakes Working Group Board Report**”), or more often as directed by the Board. Such report shall be provided to the District Manager and Board in writing no later than one week before any such meeting. The report should summarize the most recent meeting, current Lakes Working Group business, and recommendations and suggestions to be considered by the Board.

4. Group Members. The District, St. Vrain Lakes Metropolitan District No. 2, St. Vrain Lakes Metropolitan District No. 3, and St. Vrain Lakes Metropolitan District No. 4 (each an “**Appointing District**”) shall each be entitled to appoint up to two (2) members to the Lakes Working Group (each appointee is a “**District Member**”), for a total of eight (8) appointed District Members. There shall also be four (4) additional member seats for which a non-director non-resident consultants may be recommended by any Appointing District and may be approved by the District to fill (the “**Consultant Member**” and collectively with the District Members, the “**Members**”), for a total of up to 12 Members. Appointments will be reflected in the minutes of the board meeting at which the appointment took place. Each Lakes Working Group District Member, at the time of appointment and continuing uninterrupted thereafter while serving on the Lakes Working Group, shall be either a director of the board which appointed the Member, or a resident within the respective district appointing the Member. Each Lakes Working Group Member shall serve at the pleasure of the District and respective Appointing District.

A. Member Terms. District Member appointments shall be for a calendar year running January 1st through December 31st. Appointing Districts should evaluate and consider appointments and reappointments at their last regular board meeting of the year. Consultant Member appointments do not have a set term and may serve until such a time as determined by the District.

B. Volunteers & Compensation. The Lakes Working Group Members and Consultant Members shall serve as volunteers and are not entitled to any compensation for their service on the Lakes Working Group.

5. Chairperson Duties. The Lakes Working Group Members shall, from among the Members of the Lakes Working Group, select one of them to act as the chairperson of the Lakes

Working Group (the “**Chairperson**”). The Chairperson is responsible for the following duties:

- A. Organizing Lakes Working Group meetings with the Members and residents.
 - B. Maintaining the Lakes Working Group’s roster to include tracking changes to membership, appointments, Member terms, and taking meeting attendance.
 - C. Drafting Lakes Working Group Board Reports.
 - D. Presenting the Lakes Working Group Board Report to the District.
6. Attendance. Members should be active and attend the regular Lakes Working Group meetings. Members should notify the Chairperson prior to a scheduled meeting if they are unable to attend. District Members with more than two (2) absences within a calendar year may be considered for removal by the District, or the Appointing District, under which they were appointed.
7. Removal of District Member and Consultant Members by District or Appointing District. The Lakes Working Group District Members and Consultant Members serve at the pleasure of the District and respective Appointing District and may be removed at any time, with or without cause, by the District or Appointing District.
8. Member Applications and Interviews. The Lakes Working Group may request and receive applications from interested residents for vacant and expiring terms. Any applications received shall be provided to the Appointing District for consideration at its next regular board meeting. The Appointing District, in its discretion, may interview applicants as part of its review process.
9. District Manager Duties. The District Manager is responsible for the following duties:
- A. Attend Lakes Working Group meetings.
 - B. Facilitate inclusion of the Lakes Working Group Board Report into the District’s board packet.
 - C. Prepare and manage announcements for vacancies and expiring terms.
10. Amendment. The District expressly reserves the right to amend, revise, redact, and/or repeal the Lakes Working Group’s authority granted in this Resolution in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the District. The foregoing shall specifically include, but not be limited to, the right to remove Lakes Working Group Members, increase the number of Lakes Working Group Members, add to or reduce the District of the Lakes Working Group, eliminate the Lakes Working Group, all in the Board’s sole and absolute discretion.

11. Severability. If any term or provision of this Resolution is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of the resolution or rules and regulations, as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

12. Sunset Provision. Subject to amendment of this Resolution, the Lakes Working Group shall dissolve two (2) years after the date of adoption of this Resolution.

[Signature page follows.]

RESOLVED, ADOPTED AND APPROVED THIS 1ST DAY OF SEPTEMBER, 2026.

**ST. VRAIN LAKES METROPOLITAN
DISTRICT NO. 1**, a quasi-municipal corporation
and political subdivision of the State of Colorado

Erik Clore

Erik Clore (Sep 8, 2026 07:47:20 MDT)

Officer of the District

ATTEST:

Anastasia Urban

Anastasia Urban (Sep 8, 2026 09:16:56 MDT)

*Signature page to Resolution of the Board of Directors of St. Vrain Lakes Metropolitan District
No. 1 Establishing a Lakes Working Group*

ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3 & 4
JOINT ANNUAL ADMINISTRATIVE RESOLUTION
(2027)

WHEREAS, St. Vrain Lakes Metropolitan District Nos. 1, 3 & 4 (each a “District”) were organized as special districts pursuant to an Order and Decree of the District Court in and for the County of Weld, Colorado (the “**County**”), and is located entirely within the Town of Firestone; and

WHEREAS, the Boards of Directors (the “**Board**”) of each District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District’s Manager to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“**Division**”) and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs the District’s Manager to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number, and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs the District’s Manager to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District’s accountant to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, et seq., C.R.S.

5. The Board directs the District’s accountant to: (a) obtain proposals for auditors to be presented to the Board; (b) cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and §§ 29-1-606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District’s accountant, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a

resolution of approval of the District the District's audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15 and prepare the final budget and budget message, including any amendments thereto, if necessary. The Board also directs the District's accountant to perform the property tax limit calculation, if required by §§ 29-1-306, *et seq.*, C.R.S., and to inform the Board of the result of such calculation. The Board directs the District's Manager to schedule a public hearing on the proposed budget or amendments, as applicable, and to post or publish notices thereof. The Board directs legal counsel to prepare all budget resolutions. The Board directs the District's accountant to file the budget, budget resolution, and budget message with the Division on or before January 30th, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's legal counsel, the District's Manager, and the Board when expenditures are expected to exceed appropriated amounts. The Board directs the District's Manager to prepare all budget amendment resolutions. The Board directs legal counsel to schedule a public hearing on a proposed budget amendment and post or publish notices thereof in accordance with § 29-1-106, C.R.S. The Board directs the District's accountant to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs the District's Manager to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs the District's accountant to file the mill levy certification form with the Board of County Commissioners on or before December 15th, in accordance with § 39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S.

12. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with § 32-1-902(3)(b) and § 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections, or deletions to said conflicts of interest disclosures.

13. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

14. The Board hereby appoints the District's Manager as the official custodian for the maintenance, care, and keeping of all public records of the District, in accordance with §§ 24-72-202, et seq., C.R.S. The Board hereby directs its legal counsel, accountant, manager, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

15. The Board directs the District's Manager to post notice of all regular and special meetings in accordance with § 32-1-903(2) and § 24-6-402(2)(c), C.R.S. The Board hereby designates <https://www.stvrainmd.live/> as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, the following as the locations the Districts will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website.

District No. 1: The southeast of curve where I-25 Frontage Road becomes Weld County Road 9 ½

District No. 3: The northeast corner of intersection of Weld County Road 11 and Weld County Road 28

District No. 4: The southeast corner of the intersection of Weld County Road 11 and Highway 66

16. The Board directs the District's Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

17. The Board determines to hold regular meetings February 9th, August 10th, October 12th, and November 9th at 6:30 P.M., by telephone, electronic, or other means not requiring physical presence, and a regular meeting on May 11th at 7:00 P.M., at 12636 Lake Terrace St., Longmont, CO 80504, and by telephone, electronic, or other means not requiring physical presence. All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

18. The Board determines to hold and provide notice of an annual meeting, pursuant to § 32-1-903(6), on May 11th at 6:00 p.m. at 12636 Lake Terrace St., Longmont, CO 80504, and by telephone, electronic, or other means not requiring physical presence, subject to change by action of the Board. Notice of the annual meeting shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable. The District's Manager shall be responsible for coordinating the required presentations for the annual meeting.

19. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

20. The Board directs the District's Manager to maintain the District's website in compliance with state and federal requirements and to make such documents and information required by § 32-1-104.5, C.R.S., and other applicable laws, rules and regulations, available to the public on the District's website.

21. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

22. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie, as the Designated Election Official (the “DEO”) of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

23. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District and file a copy of such certification with the Division of Securities.

24. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

25. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Chloe E. Edens of the law firm of WBA, PC, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

26. The Board directs the District's Manager to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with § 32-1-1101.5(1.5), (2), C.R.S.

27. The Board directs the District's Manager to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the

District is located, the Division, the State Auditor, the County Clerk and Recorder, and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report in accordance with § 32-1-207(3)(c), C.R.S.

28. The Board directs the District's Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District's Manager to review and update the District's property schedule as needed, and no less than annually. The Board directs the District's accountant to pay the annual SDA membership dues, agency fees, and insurance premiums, as applicable, in a timely manner. The Board appoints the District's Manager to designate the proxy for the SDA Annual meeting for voting and quorum purposes.

29. The Board hereby opts to exclude elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby ratifies the filing of the statement for the current year and directs the District's Manager to file a statement with the Division of Workers' Compensation in the Department of Labor and Employment not less than forty-five (45) days before the start of the policy year for which the option is to be exercised, in accordance with § 8-40-202(1)(a)(I)(B), C.R.S.

30. The Board hereby directs the District's Manager to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: <https://www.stvrainmd.live/>

31. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

32. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

33. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with § 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction, or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by § 24-71.3-118, C.R.S.

34. The Board directs the District's Accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

35. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

(Remainder of Page Intentionally Left Blank, Signature Page Follows)

ADOPTED OCTOBER 13, 2026.

(SEALS)

DISTRICTS:

**ST. VRAIN LAKES METROPOLITAN
DISTRICT NOS. 1, 3 & 4**, quasi-municipal
corporations and political subdivisions of the
State of Colorado

By: _____
Officer of the Districts

Attest:

By: _____

[Signature Page to 2027 Joint Annual Administrative Resolution]

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1**

ADOPTING A PROCUREMENT POLICY

WHEREAS, District Name St. Vrain Lakes Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporations and political subdivisions of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(d), C.R.S., the Boards of Directors of the Districts (the “**Board**”) is authorized to enter into contracts and agreements affecting the affairs of the District; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board shall have the management, control, and supervision of all the business and affairs of the District; and

WHEREAS, the Board previously adopted the Fourth Amended and Restated Resolution Concerning Authorization Approval Contracts & Payment of Claims, dated November 14, 2023 (the “**Prior Policy**”).

WHEREAS, in order to implement the services, programs, and facilities of the District in a timely, efficient, and effective manner, the Board has developed and desires to adopt a procurement policy (the “**Procurement Policy**”) to supersede, amend and restate the Prior Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Adoption of Procurement Policy. The District hereby adopts the Procurement Policy set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, as may be amended from time to time. The Procurement Policy supersedes, amends and restates the Prior Policy in its entirety.

2. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution or the Procurement Policy is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

3. Term. This Resolution and the Procurement Policy shall become effective immediately and shall supersede any previously adopted resolution or policy of the District related to the approval of Contracts and payment of Invoices (as those terms are defined in the Procurement Policy). The Procurement Policy shall remain in full force and effect until such time as it is amended, superseded, rescinded or repealed by the Board.

(Remainder of Page Intentionally Left Blank. Signature page follows)

ADOPTED OCTOBER 13, 2026

DISTRICT:

**ST. VRAIN LAKES METROPOLITAN
DISTRICT NO. 1**, a quasi-municipal corporation
and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

[Signature page to Resolution Adopting a Procurement Policy]

EXHIBIT A
PROCUREMENT POLICY

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
PROCUREMENT POLICY
(Adopted October 13, 2026)

1. GENERAL

a. Purpose. Purchasing and contracting is to be accomplished in the best interests of the District, and is to be performed so as to secure for the District the greatest value considering cost, quality, delivery, service, and other considerations which reflect overall value comparisons. Stewardship of public funds is a fundamental responsibility of local government. The public must have confidence that public funds are spent prudently and transparently on its behalf, with proper planning and evaluation, in a manner that is open and fair to all.

b. Applicability. This Policy applies to publicly funded expenditures entered into by and on behalf of the District for the purchase of goods or services. The provisions of this Policy related to Contract approval do not apply to professional service contracts (legal, accounting, auditing, etc.), intergovernmental agreements, memorandum of understanding, the purchase, sale, or lease of real property, or grants awarded.

c. Authority. The authority to procure and pay for goods or services for the District rests with the Board and may be carried out as set forth in this Policy, in accordance with applicable laws, rules, regulations, and procedures relating to the expenditures of public funds. No individual may contract or make purchases on behalf of the District unless duly authorized by the Board.

d. Fiduciary Obligation. Each Director has a general, common-law fiduciary obligation to the District. As a fiduciary, the Director has the duty to exercise the utmost good faith, business sense, and astuteness when approving Contracts or Invoices pursuant to this Policy.

e. Subdivision prohibited. No Contract or purchase may be subdivided to avoid the requirements of this Policy.

f. Payments. Payments to vendors or contractors are to be expedited whenever possible in order to realize discounts and enhance the District's reputation as a responsible customer.

g. Emergency Exception. In an Emergency, the primary concern of the person in charge of the Emergency should be the health and safety of persons and property. The existence of such condition may create an immediate and serious need for supplies, services, or construction that cannot be met through normal procurement methods. Secondary consideration should be given to the amount of District funds necessary to adequately resolve the Emergency condition. Therefore, bidding requirements and the limits on the delegated authority are suspended in Emergency conditions. Emergency procurement shall be limited to only those supplies, services, or construction items necessary to meet the immediate Emergency.

h. Deviation. The Board may deviate from the procedures set forth in this Policy, in its sole and absolute discretion.

2. INTRODUCTION TO PUBLIC PROCUREMENT

Procurement in the public sector is the process through which a local government acquires goods and services. The terms “Procurement” and “Purchasing” are often used interchangeably. However, strictly speaking, “Purchasing” is only one of three stages of the public procurement cycle.

The three stages of public procurement are:

a. Planning and Scheduling. This stage includes defining the need, developing the means and methods to meet the need, including the method of source selection, assessing risks, and ensuring proper allocation of resources.

b. Purchasing and Source Selection. This stage represents the process through which qualified providers of goods and services are identified, solicited, evaluated, and ultimately selected. The method of source selection, dictated by the amount of the expenditure, is determined in the Planning and Scheduling stage.

c. Contract Formation and Administration. This stage includes confirmation of expected performance measures, finalization of terms and conditions and signature of authorized parties. This stage also includes post-award enforcement of the terms of the resulting contract, including payment of invoices and adherence to insurance, amendment and renewal requirements through contract completion.

The appropriate procurement process to be followed in any given circumstance is dependent upon a variety of factors. A conceptual framework for determining the appropriate process is summarized as follows:

a. The nature of the purchase dictates: (i) whether public competition is required; and (ii) whether additional approvals are required; and

b. The amount to be spent dictates: (i) who has the authority to make the purchase; (ii) what kind of competitive solicitation is required, if any; and (iii) who has the authority to sign the contract; and

c. Every purchase and sale, regardless of type or amount, must be memorialized in a written document that identifies the rights and obligations of both the buyer and the seller.

3. DEFINED TERMS

“*Authorized Directors*” means a Director of the District’s Board of Directors.

“*Authorized Party*” means either the Authorized Directors, the District Manager, or the Community Manager as the context requires, or any Director authorized by the vote of the Board to take action or expend funds.

“*Board*” means the Board of Directors of the District.

“*Committee Member*” means a member of a committee duly created by the District, including, the Landscaping, Social, and Amenity Operations Committees, and others as may be created from time to time.

“Community Manager” means the manager retained and engaged by the Board to provide community management services to the District.

“*Contract*” means (a) a written agreement between two or more competent parties to perform a specific act or acts; (b) any type of agreement or arrangement regardless of what it is called for the procurement of goods or services or that obligates the District to pay a sum of money; and (c) a purchase order.

“*Director(s)*” means any current member(s) of the Board.

“*District*” means St. Vrain Lakes Metropolitan District No. 1.

“*District Accountant*” means the accountant retained and engaged by the Board to provide accounting services to the District.

“*District Manager*” means the manager retained and engaged by the Board to provide management services to the District.

“*Emergency*” means any situation that constitutes an immediate threat to the health, welfare, or safety of persons or property, which would not allow sufficient time to consult with the Board or allow an Authorized Party or the Board to take action using the normal procurement methods set forth in this Policy.

“*Invoice*” means a bill for goods sold or services provided, containing individual prices, and the total charge.

“*Policy*” means this St. Vrain Lakes Metropolitan District No. 1 Procurement Policy.

4. REQUIREMENTS FOR BIDDING AND OBTAINING PRICE QUOTATIONS

a. Purchases should be comparison shopped in order to achieve the lowest possible purchase price. Prudent management; however, indicates that at certain cost levels, the potential savings by bidding an individual purchase are offset by the increased costs and delays required to obtain multiple bids. This Policy attempts to balance the cost savings potential from receiving bids with the increased costs and delay associated with obtaining those bids. This Policy does not apply to construction contracts for work or materials, or both, involving an expense of \$120,000.00 or more of public moneys, which must be publicly noticed and bid.

b. An Authorized Party may choose to incorporate more rigid bidding requirements to the extent that the more rigid bidding requirements are economically feasible.

c. Some purchases are available only from single or limited sources due to: their nature (i.e., utilities); existing relationships (i.e. bank service charges); long-term contracts (i.e. fire protection); or unique physical requirements of District operations. If an Authorized Party is unable to obtain bids required under this Policy because of the need to use sole source providers, market conditions, etc., these circumstances should be documented unless pre-approved by the Board at a meeting.

d. Occasionally the Authorized Party may receive a low bid that for various reasons the Authorized Party may not want to accept. The Authorized Party is authorized to accept the lowest responsive and responsible bid, in its discretion.

e. The requirements for obtaining bids for the purchase of goods and services are shown in Table 1, below.

TABLE 1

Estimated Cost of Item (Goods or Services)	Purchasing Method to Use	Position with Approval Authority
\$0.01-\$ 1,499	Written price quotes from at least one vendor . Price quotes must be written proposals from a representative of an established, viable vendor who is properly licensed to complete the work. The purchaser may select the best source without seeking competitive quotes.	Community Manager or District Manager or Authorized Directors
*\$1,500 - \$4,999	Written price quotes from at least one vendors . Price quotes must be written proposals from a representative of an established, viable vendor who is properly licensed to complete the work. <i>May be waived for landscape proposals from the District's existing landscape contractor.</i>	District Manager or Authorized Directors (District Manager notifies Board of expenditure approval)
*\$5,000 and above	Written price quotes from at least two vendors . Price quotes must be written proposals from a representative of an established, viable vendor who is properly licensed to complete the work. <i>May be waived for landscape proposals from the District's existing landscape contractor.</i>	Board of Directors Approved at a Board meeting

*NOTE: Colorado State Statutes require specific formal bid advertisements for “construction contracts for work or materials, or both” for \$120,000 or more.

5. AUTHORITY FOR CONTRACT APPROVAL

a. Authority. The Board is authorized to make all contracts necessary to exercise the District's corporate and administrative powers and to establish policies and procedures regarding entering into such contracts. Through its policies and procedures, the Board may, as it does here, set forth standards by which to delegate its power to bind the District. Specifically, the Board authorizes the following:

i. The Board retains sole authority to enter into contracts on behalf of the District when the contract requirement is \$5,000 or more.

ii. The Authorized Directors are authorized to procure (that is, solicit, review, approve, execute and enter contracts for) goods or services with a contract requirement of less than \$4,999 when the expenditure is authorized in an approved budget.

iii. The District Manager is authorized to procure (that is, solicit, review, approve, execute and enter contracts for) goods or services with a contract requirement of less than \$4,999 when the expenditure is authorized in an approved budget.

iv. The Community Manager is authorized to procure (that is, solicit, review, approve, execute and enter contracts for) goods or services with a contract requirement of less than \$1,499 when the expenditure is authorized in an approved budget.

v. Committee Members are authorized to procure (that is, solicit, review, approve, execute and enter contracts for) goods or services with a contract requirement less than the amount authorized to be approved by the Committee Members as established by the Board from time-to-time.

b. Prior to awarding or entering into a Contract pursuant to this Policy, the person authorized to award and approve such Contract shall confirm and verify:

i. The Contract has been reviewed and approved by general counsel to the District, the District Accountant, District Manager and/or engineer, as appropriate;

ii. Any payment required to be made under such Contract does not exceed the amounts appropriated under the line item for the category of expense set forth in the District's approved budgets (e.g., landscaping), to which the Contract reasonably relates. If the line item in the District's budget would be exceeded, the Contract must be approved by the Board at a meeting. *Every purchase order or contract is subject to the appropriation of necessary funds by the District Board on an annual basis, notwithstanding automatic renewal clauses or any other provisions extending the purchase or contract beyond the calendar year in which it is executed; and*

iii. The amount of the Contract does not exceed the amounts authorized to be approved as set forth in Table 1 and Section 5.a.

c. If the Authorized Directors disagree on whether a Contract should be approved, the Contract shall be presented to the full Board for discussion and action.

6. AUTHORITY FOR INVOICE APPROVAL

a. The Board authorizes payment of Invoices so long as: (i) the Contract or expenditure has been approved in accordance with this Policy, or by the Board at a meeting; (ii) such payment does not result in exceeding the Contract amount, inclusive of any validly approved changes to the Contract; and (iii) any payment made does not exceed the amounts appropriated under the line item for the category of expense set forth in the District's approved budgets.

b. The Board hereby delegates and authorizes any Director of the District to approve the payment of Invoices.

c. The District's Accountant is authorized and directed, without further approval by the Board, to pay Invoices for the following categories of expenditures:

i. Utilities (e.g. water, gas, and electricity);

ii. Payments required pursuant to intergovernmental agreements and bonds; and

iii. SDA membership, insurance policies, and director bonds.

7. APPROPRIATION

a. Prior to executing any Contract or making payment of any Invoice, the person authorized to award and approve such Contract or Invoice shall verify with the District's accountant that sufficient funds are

available within the District's accounts and are budgeted appropriately to pay such sums. All Contracts approved pursuant to this Policy are subject to appropriation and budget requirements in accordance with Colorado law.

8. PROHIBITIONS

Notwithstanding any authorization in this Policy to the contrary, Directors of the District shall not:

- a.** Engage in a substantial financial transaction for their private business purposes with a person or company whom they oversee or supervise in the course of their official duties;
- b.** Perform an official act that is directly and substantially to the economic benefit of a business or other undertaking in which they either have a substantial financial interest or are engaged as counsel, consultant, representative, or agent;
- c.** Accept goods or services for their own personal benefit from a person who is at the same time receiving compensation for providing goods or services to the District, unless the totality of the circumstances related to the acceptance of the goods or services indicates that the transaction is legitimate, the terms are fair to both parties, the transaction is supported by full and adequate consideration, and the Director or employee does not receive any substantial benefit resulting from their official or governmental status that is unavailable to members of the public generally; or
- d.** Have a financial interest in any contract made by them in their official capacity, as set forth in Section 24-18-201, C.R.S, as may be amended from time to time.

**JOINT RESOLUTION OF BOARDS OF DIRECTORS
CALLING ELECTION**

ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1, 3 & 4

§§ 32-1-804, 1-1-111(2), 1-13.5-1101, and 1-13.5-513(1), C.R.S.

At a joint meeting of the Boards of Directors of the St. Vrain Lakes Metropolitan District Nos. 1, 3 & 4 (each a “**District**,” and each Board of Directors of a District, a “**Board**”), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the District is located entirely within Weld County, Colorado (the “**County**”); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a regular election on May 4th, 2027 for the purpose of electing directors and desires to take all actions necessary and proper for the conduct thereof (the “**Election**”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “**Designated Election Official**”) to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby calls the Election for the purpose of electing directors. The Election shall be conducted as an independent mail ballot election in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S.

2. The Board names Ashley B. Frisbie as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.

3. Without limiting the foregoing, the following specific determinations also are made:

- a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
 - b. The Board hereby determines that: in addition to emailing to each registered elector at the email address provided by the county (or if no email is provided, by mailing to the household of each registered elector), notice of the call for nominations will be provided by [1) publication; or 2) newsletter, annual report or other mailing to the eligible electors of the District; or 3) posting on the District's website; or, if applicable, 4) for Districts with fewer than 1,000 electors, contained within a county of less than 30,000 people, posting at 3 public places and in the office of the clerk and recorder.]
 - c. The Board hereby authorizes and directs general counsel to the District to oversee the general conduct of the Election and authorizes and directs the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, causing the call for nominations; appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.
4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.
5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.
6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.
7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

ADOPTED OCTOBER 13, 2026

DISTRICT:

**ST. VRAIN LAKES METROPOLITAN
DISTRICT NOS. 1, 3 & 4**, each a quasi-
municipal corporations and political subdivisions
of the State of Colorado

By: _____
Officer of the Districts

Attest:

By: _____

Signature Page to Joint Resolution Calling Election

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1**

**ADOPTING THE FIRST AMENDMENT TO THE
AMENDED AND RESTATED RULES AND REGULATIONS**

WHEREAS, St. Vrain Lakes Metropolitan District No. 1 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the Board of Directors of the District (the “**Board**”) is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of the State of Colorado for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, on November 9, 2016, the Districts entered into that certain District Operating Services Agreement (the “**Operating Agreement**”) which provides for the implementation of principles and objectives set forth in the Consolidated Service Plan for St. Vrain Lakes MD Nos. 1-4; and

WHEREAS, pursuant to the Operating Agreement, all rules and regulations, and amendments thereto, placed in force by the District, from time to time, concerning the operation of facilities and provision of services shall be fully enforceable in St. Vrain Lakes MD Nos. 1-4; and

WHEREAS, on November 13, 2019, the Board adopted the Amended and Restated Rules and Regulations for Barefoot Lakes (the “**Rules and Regulations**”); and

WHEREAS, the Board has determined it is in the best interest of the District and its residents to amend the Rules and Regulations with this First Amendment to the Amended and Restated Rules and Regulations (the “**First Amendment**”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. AMEND AND RESTATE. Article 2.0, Paragraph 2.3, Subsection a, titled “Recreational Vehicles,” is hereby repealed in its entirety and replaced with the following language:

(a) Recreational Vehicles

All types of “Recreational Vehicles,” defined as including, but not limited to, trailers, camping trailers, boat trailers, hauling trailers, boats, self-contained motorized recreational vehicles, motorhomes, detached camper units,

snowmobiles, race cars, watercraft, or house trailers, and any accessories to any of the foregoing, are prohibited from parking within the Property except within an enclosed garage or as temporary parking for active loading or unloading of the Recreational Vehicle. Temporary parking for loading or unloading is not to exceed one (1) hour, cumulatively, in any twenty-four (24) hour period. In no event may a Recreational Vehicle be parked within the Property outside of an enclosed garage overnight. A temporary variance to the rules concerning Recreational Vehicles may be approved in writing by the ARC.

2. ADD. The following language is hereby added as “Article 3.0 Definitions.”

3.0 Definitions

Capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Barefoot Lakes, recorded in the real property records of Weld County on September 1, 2017, at Reception No. 4332320.

3. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Resolution shall remain in full force and effect.

[Remainder of page intentionally left blank.]

ADOPTED this 13th day of October, 2026.

DISTRICT:

**ST. VRAIN LAKES METROPOLITAN
DISTRICT NO. 1**, quasi-municipal corporations
and political subdivisions of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____



October 13, 2026

Board of Directors
St. Vrain Lakes Metropolitan District No. 1
c/o Pinnacle Consulting Group
6950 E. Bellevue Ave, Suite 200,
Greenwood Village, CO 80111

RE: Engagement of WBA, PC

Dear Directors:

We are pleased to confirm our continued engagement as general counsel to the St. Vrain Lakes Metropolitan District No. 1 (the "District").

This engagement letter provides the terms upon which WBA, PC ("WBA") will provide legal services to the District and is intended to formalize our continued engagement as general counsel, as required by the applicable Rules of Professional Conduct. This letter sets forth details of the engagement, including how we propose to staff the matter, billing arrangements and certain conflict of interest understandings, with the terms of this engagement letter superseding the terms of all prior letters. Additional information about WBA can be found at www.wbapc.com.

The total price for legal services to be provided under this engagement letter cannot be precisely determined at this time due to the variable nature of legal work. Time spent by our lawyers, paralegals, and (where applicable) other staff and reimbursement of expenses incurred in your representation will be the basis for the total price. The hourly rates for our lawyers, paralegals, and (where applicable) other staff are set forth below in this engagement letter. The time spent and expenses incurred will be set forth on invoices that will be sent to you on a monthly basis. The total price of our legal services and the amount of our expenses incurred on your behalf will vary and may increase or decrease on a month-to-month basis depending on the needs and progress of your matter.

1. Personnel. Legal services provided under this engagement may be performed by any lawyer at WBA. We will also use paralegals and/or other support staff as we believe to be necessary and effective in providing you with legal services.

2. Fees, Expenses and Retainer. The total cost of WBA's services on the District's behalf will vary. Our fees will be based upon time charged using the hourly rates charged by each attorney or paralegal working on the matter. WBA's legal services are billed on an hourly basis, in increments of one-tenth of an hour, and are not contingent. Some of WBA's services are allocated on an equitable basis to clients who benefit from general legal work by our personnel.

Hourly rates for professionals in WBA currently range from \$300.00 to \$600.00 (attorneys), from \$175.00 to \$300.00 (paralegals), and are \$200.00 to \$300.00 for other professionals. Hourly rates are revised periodically to reflect the current cost for delivery of legal services and the fees charged for services under this engagement may change without notice. From time-to-time WBA prepares memoranda, agreements or other documents based upon current legislative, State, and Federal law concerns that are the subject of common interest and benefit to our clients. WBA allocates the fees for this work on an equitable basis to clients who benefit from this legal work by WBA's personnel. If you do not wish to receive this information, please advise us accordingly. WBA contracts with other law firms for the performance of specialized services. If these services are rendered on behalf of the Client, the fees and costs associated with those services will be reflected on WBA's bill.

WBA will not require the payment of a retainer at this time, but we reserve the right to require a retainer if deemed necessary by WBA or if you fail to timely pay invoices.

3. Costs and Administrative Expense Charge. In addition to legal fees, you are responsible for certain costs and expenses associated with WBA's representation of you. Rather than separately tracking and itemizing certain routine expenses and administrative services associated with the representation, you agree that WBA may charge an Administrative Expense Charge equal to 2.5% of the legal fees charged to you.

The Administrative Expense Charge covers domestic long-distance telephone calls, domestic conference calling services, domestic facsimiles, in-office copying and printing (except for individual copying or printing projects exceeding \$250, as described below), United States Postal Service postage (except for bulk mailings exceeding \$250, as described below), deliveries made by WBA personnel, filing and recording fees, computer-assisted legal research charges, notice publication costs, mileage for trips of 100 miles or less round trip, and document-management, practice-management, artificial intelligence, and other technology tools and services used in connection with the representation. The Administrative Expense Charge also covers electronic records storage, preservation, and records-retention compliance, including maintaining records in accordance with the District's applicable records-retention schedule approved by the Colorado State Archives. WBA will not separately charge you for items or services included in the Administrative Expense Charge except where this agreement expressly provides otherwise.

Election-Related Costs and Expenses. Notwithstanding any other provision regarding costs and expenses included in the Administrative Expense Charge, costs and expenses incurred in connection with an election are not included in the Administrative Expense Charge and will be billed separately. Election-related costs and expenses may include, without limitation, publication and notice costs, United States Postal Service postage and other mailing costs, copying and printing, filing and recording fees, delivery and courier charges, mileage, and other third-party costs incurred in connection with an election. The \$250 thresholds applicable to bulk mailings and copying or printing projects described below do not apply to election-related costs and expenses.

Postage, Bulk Mailings, and Copying and Printing Projects. Except for election-related costs and expenses described above, United States Postal Service postage is included in the Administrative Expense Charge except for a bulk mailing for which the aggregate postage and

related mailing costs for a single mailing project exceed \$250. For purposes of this provision, a "bulk mailing" means a single mailing project involving multiple pieces mailed as part of the same project, such as notices or other communications distributed to District residents, property owners, electors, or other groups. If the aggregate postage and related mailing costs for a bulk mailing exceed \$250, WBA may bill the costs of that mailing separately.

Except for election-related costs and expenses described above, routine in-office copying and printing are included in the Administrative Expense Charge. If the aggregate cost of copying, printing, binding, materials, or related production services for a single copying or printing project exceeds \$250, WBA may bill the costs of that project separately. Charges for Federal Express, UPS, third-party courier or delivery services, and other extraordinary mailing, shipping, copying, printing, or document-production services are not included in the Administrative Expense Charge and may be billed separately.

The Administrative Expense Charge is an agreed method of charging for the covered costs, expenses, administrative services, and technology tools and services in lieu of separately tracking and itemizing them. Because the charge is calculated as a percentage of legal fees rather than by separately tracking each covered item or service, the Administrative Expense Charge for a particular billing period is not intended to equal the actual cost incurred by WBA for those items and services during that period or in connection with a particular matter.

By agreeing to these terms, you acknowledge and agree that WBA may periodically change the percentage used to calculate the Administrative Expense Charge. WBA will provide you with at least 30 days' advance written notice of any change in the percentage. Any changed percentage will apply only to legal fees incurred on or after the effective date specified in the notice.

Other costs and expenses not included in the Administrative Expense Charge will be billed separately. These may include election-related costs and expenses as described above; mileage for individual trips exceeding 100 miles round trip; airfare, lodging, meals, parking, tolls, rental vehicles, and other reasonable travel-related expenses; expert and consultant fees; court reporter and transcript charges; and other material third-party costs incurred specifically in connection with the representation that are not identified above as being included in the Administrative Expense Charge. Third-party costs and expenses that are separately billed will be billed to you at the amount charged to WBA, without markup, unless a different basis for the charge has been agreed to in writing.

WBA may, in its discretion, advance or incur costs and expenses of up to \$1,000 on your behalf, subject to reimbursement on the next invoice. If an anticipated cost or expense exceeds \$1,000, WBA may require you to pay the amount in advance or contract directly with the applicable vendor.

4. Billing. Generally, invoices for fees and expenses will be submitted to you monthly and are due upon receipt. If an invoice remains unpaid after thirty (30) days, we will consider it in default and you agree that we may charge a late fee on all amounts due and owing at the rate of one percent (1%) compounded monthly. By signature below, you agree to pay all fees, costs, and expenses billed by WBA for the legal services. If payments as described above are not paid on a

timely basis, WBA may withdraw from the representation in accordance with the Rules of Professional Conduct. In the event that WBA is compelled to resort to collection of your account, which may or may not include litigation, you agree that your obligations to WBA shall include payment of all costs and expenses of such collection efforts, including court fees and costs, attorneys' fees, and out-of-pocket expenses.

5. Attorney-Client Relationship. In performing our services as general counsel to the District, the District will be our client. We will represent the interests of the District, acting through its duly authorized management and at the Board of Directors' (the "Board" or "Directors") direction. We do not represent the interests of any of the Board, the Directors individually, or the District's employees. Nothing in this engagement agreement and nothing in our statements to you will be construed as a guarantee or promise about the outcome of any matter which WBA may handle on your behalf. Our comments about the outcome of your matters or any phase thereof are expressions of opinion only. Further, neither WBA nor any of its attorneys or employees shall be employed, retained, or otherwise categorized as a "municipal advisor" to the District as such term is defined in the 15 U.S.C. 78o-4(e)(4)(c), as amended by the Dodd/Frank Act (the "Act"), or any rules promulgated by the Securities and Exchange Commission under the Act. Any comments or advice provided by WBA or its attorneys regarding the issuance of securities by the District shall be solely of a "traditional legal nature," as permitted under the Act. Throughout the attorney-client relationship, the District consents to the use of the District's name and public information relating to the District's transactions on WBA's website or in other marketing materials.

6. Conflicts of Interest. We have performed an internal review for potential conflicts of interest based upon information you have provided to us. In doing so, we find it important to note that we currently represent the St. Vrain Lakes Metropolitan District Nos. 2-4 (with the District, collectively, the "Districts"). The Districts were organized to work together to provide the public improvements and services needed for the community. There may be issues on which the Districts have conflicting interests relative to administration, financing, construction, or general operations. Also, due to the fact that special districts are governed by an elected board of directors, policies of a district may change from board to board and conflicts of interest among the Districts can arise accordingly. If a conflict arises, WBA may be required to withdraw from representation of the Districts involved in the disputed issue, and those Districts may need to retain independent counsel regarding the disputed issue.

WBA represents many other local governments and municipal clients that may be viewed as competing with the District. Simultaneous representation in unrelated matters of clients whose interests are only economically adverse, such as representation of competing economic enterprises in unrelated transactions, does not ordinarily constitute a conflict of interest that requires consent of the respective clients.

7. Document Retention. WBA maintains its client files electronically and ordinarily does not keep separate paper files. We will scan documents you or others send to us related to your work to our electronic file and will ordinarily maintain the electronic version throughout the term of our engagement or, in some instances, while a particular matter or project is pending. Unless you instruct us otherwise, with limited exceptions for certain documents such as original

real property deeds and promissory notes, once such documents have been scanned to our electronic file, we will destroy all paper documents provided to us. Following the conclusion of our services, we will return the District's files to the District upon request, unless WBA has not received payment of all outstanding fees and costs, in which case WBA reserves the right to withhold them until payment is made. Otherwise, no sooner than thirty (30) days after the conclusion of our services, we may destroy the files. Please note that if WBA is designated as the public records custodian for the District pursuant to §§24-72-202, *et seq.*, C.R.S., WBA will maintain all public records in accordance with any duly approved and adopted retention and destruction policy of the District and the Colorado State Archives or similar regulatory body.

8. Termination. You will have the right to terminate our representation at any time. Whether you terminate the representation, or we terminate the representation for reasons set forth in the Rules of Professional Conduct, including nonpayment of legal fees and expenses, all fees incurred for services rendered through the date of termination, as well as all costs and expenses incurred by us on your behalf, must be paid within ten (10) days of receipt of our final statement. We reserve the right to charge for any extraordinary work required in connection with the orderly transition of pending matters to new counsel. Upon conclusion of our services, whether due to termination or completion of the work, we will not thereafter be responsible for legal matters for which our services have not been specifically requested and we have agreed to perform in writing.

9. Arbitration of Disputes. If a dispute arises regarding our services or fees set forth in this engagement letter or any prior engagement letter between you and WBA, any fee dispute will be decided by the Colorado Bar Association Legal Fee Arbitration Committee (the "Committee") in Denver, Colorado, in accordance with the rules and procedures used by the Committee. There is no charge for the dispute resolution services provided by the Committee and each party will pay its own costs and expenses. If, either in addition to a pending fee dispute or in the absence of one, any other dispute or claim of any type or nature arises with respect to services rendered pursuant to this engagement agreement or any prior engagement letter between you and WBA, including, without limitation, a claim for legal malpractice, it will be decided by the Judicial Arbitrator Group ("JAG") in Denver, Colorado, by a single arbitrator to be mutually agreed to by the parties. Each party will be responsible for paying one half of all fees and expenses charged by the arbitrator. Colorado law, including all applicable statutes of limitation and other defenses, will apply to the dispute before JAG just as if it had been brought in a judicial proceeding. In the absence of an agreement to the contrary, the Colorado Rules of Civil Procedure shall apply to the dispute before JAG just as if the dispute had been filed in district court. The parties recognize that by agreeing to arbitration as the method for dispute resolution, they: relinquish the right to bring an action in court and seek remedies available in court proceedings, including the extensive discovery rights typically permitted in judicial proceedings; waive the right to a jury trial; acknowledge the arbitrator's award is not required to include factual findings or legal reasoning; and acknowledge that any party's right to appeal or seek modification of the award is strictly limited and the award is final and binding on the parties.

10. Representative Client Lists. WBA currently maintains a website, firm résumé, and other materials for use with current and potential clients, and for marketing purposes.

Board of Directors
St. Vrain Lakes Metropolitan District No. 1
Page 6 of 6

Execution of this engagement letter provides your consent to WBA's use of the District's name as a representative client of WBA on our website, firm résumé, and other materials.

If you are in agreement with the foregoing terms of this engagement and it meets your understanding of the professional relationship we have established, please have an authorized representative of the District sign and return a copy of this letter to our office at your earliest convenience. By signing below, you acknowledge that you have been given the opportunity to discuss this engagement letter with another attorney or any other person of your choosing.

We look forward to working with you and will commit the necessary resources of WBA to meet your needs. Our efforts will always be to ensure that our relationship is based on open and honest communication regarding these matters. If at any time you have questions concerning our representation, please feel free to contact us immediately.

Sincerely,



WBA, PC
Attorneys at Law

BMD:srj

APPROVED, ACCEPTED AND AGREED TO BY:

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Signature

Printed Name: _____

Position: _____

Date: _____



October 13, 2026

Board of Directors
St. Vrain Lakes Metropolitan District No. 3
c/o Pinnacle Consulting Group
6950 E. Bellevue Ave, Suite 200,
Greenwood Village, CO 80111

RE: Engagement of WBA, PC

Dear Directors:

We are pleased to confirm our continued engagement as general counsel to the St. Vrain Lakes Metropolitan District No. 3 (the "District").

This engagement letter provides the terms upon which WBA, PC ("WBA") will provide legal services to the District and is intended to formalize our continued engagement as general counsel, as required by the applicable Rules of Professional Conduct. This letter sets forth details of the engagement, including how we propose to staff the matter, billing arrangements and certain conflict of interest understandings, with the terms of this engagement letter superseding the terms of all prior letters. Additional information about WBA can be found at www.wbapc.com.

The total price for legal services to be provided under this engagement letter cannot be precisely determined at this time due to the variable nature of legal work. Time spent by our lawyers, paralegals, and (where applicable) other staff and reimbursement of expenses incurred in your representation will be the basis for the total price. The hourly rates for our lawyers, paralegals, and (where applicable) other staff are set forth below in this engagement letter. The time spent and expenses incurred will be set forth on invoices that will be sent to you on a monthly basis. The total price of our legal services and the amount of our expenses incurred on your behalf will vary and may increase or decrease on a month-to-month basis depending on the needs and progress of your matter.

1. Personnel. Legal services provided under this engagement may be performed by any lawyer at WBA. We will also use paralegals and/or other support staff as we believe to be necessary and effective in providing you with legal services.

2. Fees, Expenses and Retainer. The total cost of WBA's services on the District's behalf will vary. Our fees will be based upon time charged using the hourly rates charged by each attorney or paralegal working on the matter. WBA's legal services are billed on an hourly basis, in increments of one-tenth of an hour, and are not contingent. Some of WBA's services are

allocated on an equitable basis to clients who benefit from general legal work by our personnel. Hourly rates for professionals in WBA currently range from \$300.00 to \$600.00 (attorneys), from \$175.00 to \$300.00 (paralegals), and are \$200.00 to \$300.00 for other professionals. Hourly rates are revised periodically to reflect the current cost for delivery of legal services and the fees charged for services under this engagement may change without notice. From time-to-time WBA prepares memoranda, agreements or other documents based upon current legislative, State, and Federal law concerns that are the subject of common interest and benefit to our clients. WBA allocates the fees for this work on an equitable basis to clients who benefit from this legal work by WBA's personnel. If you do not wish to receive this information, please advise us accordingly. WBA contracts with other law firms for the performance of specialized services. If these services are rendered on behalf of the Client, the fees and costs associated with those services will be reflected on WBA's bill.

WBA will not require the payment of a retainer at this time, but we reserve the right to require a retainer if deemed necessary by WBA or if you fail to timely pay invoices.

3. Costs and Administrative Expense Charge. In addition to legal fees, you are responsible for certain costs and expenses associated with WBA's representation of you. Rather than separately tracking and itemizing certain routine expenses and administrative services associated with the representation, you agree that WBA may charge an Administrative Expense Charge equal to 2.5% of the legal fees charged to you.

The Administrative Expense Charge covers domestic long-distance telephone calls, domestic conference calling services, domestic facsimiles, in-office copying and printing (except for individual copying or printing projects exceeding \$250, as described below), United States Postal Service postage (except for bulk mailings exceeding \$250, as described below), deliveries made by WBA personnel, filing and recording fees, computer-assisted legal research charges, notice publication costs, mileage for trips of 100 miles or less round trip, and document-management, practice-management, artificial intelligence, and other technology tools and services used in connection with the representation. The Administrative Expense Charge also covers electronic records storage, preservation, and records-retention compliance, including maintaining records in accordance with the District's applicable records-retention schedule approved by the Colorado State Archives. WBA will not separately charge you for items or services included in the Administrative Expense Charge except where this agreement expressly provides otherwise.

Election-Related Costs and Expenses. Notwithstanding any other provision regarding costs and expenses included in the Administrative Expense Charge, costs and expenses incurred in connection with an election are not included in the Administrative Expense Charge and will be billed separately. Election-related costs and expenses may include, without limitation, publication and notice costs, United States Postal Service postage and other mailing costs, copying and printing, filing and recording fees, delivery and courier charges, mileage, and other third-party costs incurred in connection with an election. The \$250 thresholds applicable to bulk mailings and copying or printing projects described below do not apply to election-related costs and expenses.

Postage, Bulk Mailings, and Copying and Printing Projects. Except for election-related costs and expenses described above, United States Postal Service postage is included in the

Administrative Expense Charge except for a bulk mailing for which the aggregate postage and related mailing costs for a single mailing project exceed \$250. For purposes of this provision, a "bulk mailing" means a single mailing project involving multiple pieces mailed as part of the same project, such as notices or other communications distributed to District residents, property owners, electors, or other groups. If the aggregate postage and related mailing costs for a bulk mailing exceed \$250, WBA may bill the costs of that mailing separately.

Except for election-related costs and expenses described above, routine in-office copying and printing are included in the Administrative Expense Charge. If the aggregate cost of copying, printing, binding, materials, or related production services for a single copying or printing project exceeds \$250, WBA may bill the costs of that project separately. Charges for Federal Express, UPS, third-party courier or delivery services, and other extraordinary mailing, shipping, copying, printing, or document-production services are not included in the Administrative Expense Charge and may be billed separately.

The Administrative Expense Charge is an agreed method of charging for the covered costs, expenses, administrative services, and technology tools and services in lieu of separately tracking and itemizing them. Because the charge is calculated as a percentage of legal fees rather than by separately tracking each covered item or service, the Administrative Expense Charge for a particular billing period is not intended to equal the actual cost incurred by WBA for those items and services during that period or in connection with a particular matter.

By agreeing to these terms, you acknowledge and agree that WBA may periodically change the percentage used to calculate the Administrative Expense Charge. WBA will provide you with at least 30 days' advance written notice of any change in the percentage. Any changed percentage will apply only to legal fees incurred on or after the effective date specified in the notice.

Other costs and expenses not included in the Administrative Expense Charge will be billed separately. These may include election-related costs and expenses as described above; mileage for individual trips exceeding 100 miles round trip; airfare, lodging, meals, parking, tolls, rental vehicles, and other reasonable travel-related expenses; expert and consultant fees; court reporter and transcript charges; and other material third-party costs incurred specifically in connection with the representation that are not identified above as being included in the Administrative Expense Charge. Third-party costs and expenses that are separately billed will be billed to you at the amount charged to WBA, without markup, unless a different basis for the charge has been agreed to in writing.

WBA may, in its discretion, advance or incur costs and expenses of up to \$1,000 on your behalf, subject to reimbursement on the next invoice. If an anticipated cost or expense exceeds \$1,000, WBA may require you to pay the amount in advance or contract directly with the applicable vendor.

4. Billing. Generally, invoices for fees and expenses will be submitted to you monthly and are due upon receipt. If an invoice remains unpaid after thirty (30) days, we will consider it in default and you agree that we may charge a late fee on all amounts due and owing at the rate of one percent (1%) compounded monthly. By signature below, you agree to pay all fees, costs, and

expenses billed by WBA for the legal services. If payments as described above are not paid on a timely basis, WBA may withdraw from the representation in accordance with the Rules of Professional Conduct. In the event that WBA is compelled to resort to collection of your account, which may or may not include litigation, you agree that your obligations to WBA shall include payment of all costs and expenses of such collection efforts, including court fees and costs, attorneys' fees, and out-of-pocket expenses.

5. Attorney-Client Relationship. In performing our services as general counsel to the District, the District will be our client. We will represent the interests of the District, acting through its duly authorized management and at the Board of Directors' (the "Board" or "Directors") direction. We do not represent the interests of any of the Board, the Directors individually, or the District's employees. Nothing in this engagement agreement and nothing in our statements to you will be construed as a guarantee or promise about the outcome of any matter which WBA may handle on your behalf. Our comments about the outcome of your matters or any phase thereof are expressions of opinion only. Further, neither WBA nor any of its attorneys or employees shall be employed, retained, or otherwise categorized as a "municipal advisor" to the District as such term is defined in the 15 U.S.C. 78o-4(e)(4)(c), as amended by the Dodd/Frank Act (the "Act"), or any rules promulgated by the Securities and Exchange Commission under the Act. Any comments or advice provided by WBA or its attorneys regarding the issuance of securities by the District shall be solely of a "traditional legal nature," as permitted under the Act. Throughout the attorney-client relationship, the District consents to the use of the District's name and public information relating to the District's transactions on WBA's website or in other marketing materials.

6. Conflicts of Interest. We have performed an internal review for potential conflicts of interest based upon information you have provided to us. In doing so, we find it important to note that we currently represent the St. Vrain Lakes Metropolitan District Nos. 1, 2 and 4 (with the District, collectively, the "Districts"). The Districts were organized to work together to provide the public improvements and services needed for the community. There may be issues on which the Districts have conflicting interests relative to administration, financing, construction, or general operations. Also, due to the fact that special districts are governed by an elected board of directors, policies of a district may change from board to board and conflicts of interest among the Districts can arise accordingly. If a conflict arises, WBA may be required to withdraw from representation of the Districts involved in the disputed issue, and those Districts may need to retain independent counsel regarding the disputed issue.

WBA represents many other local governments and municipal clients that may be viewed as competing with the District. Simultaneous representation in unrelated matters of clients whose interests are only economically adverse, such as representation of competing economic enterprises in unrelated transactions, does not ordinarily constitute a conflict of interest that requires consent of the respective clients.

7. Document Retention. WBA maintains its client files electronically and ordinarily does not keep separate paper files. We will scan documents you or others send to us related to your work to our electronic file and will ordinarily maintain the electronic version throughout the term of our engagement or, in some instances, while a particular matter or project is pending.

Unless you instruct us otherwise, with limited exceptions for certain documents such as original real property deeds and promissory notes, once such documents have been scanned to our electronic file, we will destroy all paper documents provided to us. Following the conclusion of our services, we will return the District's files to the District upon request, unless WBA has not received payment of all outstanding fees and costs, in which case WBA reserves the right to withhold them until payment is made. Otherwise, no sooner than thirty (30) days after the conclusion of our services, we may destroy the files. Please note that if WBA is designated as the public records custodian for the District pursuant to §§24-72-202, *et seq.*, C.R.S., WBA will maintain all public records in accordance with any duly approved and adopted retention and destruction policy of the District and the Colorado State Archives or similar regulatory body.

8. Termination. You will have the right to terminate our representation at any time. Whether you terminate the representation, or we terminate the representation for reasons set forth in the Rules of Professional Conduct, including nonpayment of legal fees and expenses, all fees incurred for services rendered through the date of termination, as well as all costs and expenses incurred by us on your behalf, must be paid within ten (10) days of receipt of our final statement. We reserve the right to charge for any extraordinary work required in connection with the orderly transition of pending matters to new counsel. Upon conclusion of our services, whether due to termination or completion of the work, we will not thereafter be responsible for legal matters for which our services have not been specifically requested and we have agreed to perform in writing.

9. Arbitration of Disputes. If a dispute arises regarding our services or fees set forth in this engagement letter or any prior engagement letter between you and WBA, any fee dispute will be decided by the Colorado Bar Association Legal Fee Arbitration Committee (the "Committee") in Denver, Colorado, in accordance with the rules and procedures used by the Committee. There is no charge for the dispute resolution services provided by the Committee and each party will pay its own costs and expenses. If, either in addition to a pending fee dispute or in the absence of one, any other dispute or claim of any type or nature arises with respect to services rendered pursuant to this engagement agreement or any prior engagement letter between you and WBA, including, without limitation, a claim for legal malpractice, it will be decided by the Judicial Arbitrator Group ("JAG") in Denver, Colorado, by a single arbitrator to be mutually agreed to by the parties. Each party will be responsible for paying one half of all fees and expenses charged by the arbitrator. Colorado law, including all applicable statutes of limitation and other defenses, will apply to the dispute before JAG just as if it had been brought in a judicial proceeding. In the absence of an agreement to the contrary, the Colorado Rules of Civil Procedure shall apply to the dispute before JAG just as if the dispute had been filed in district court. The parties recognize that by agreeing to arbitration as the method for dispute resolution, they: relinquish the right to bring an action in court and seek remedies available in court proceedings, including the extensive discovery rights typically permitted in judicial proceedings; waive the right to a jury trial; acknowledge the arbitrator's award is not required to include factual findings or legal reasoning; and acknowledge that any party's right to appeal or seek modification of the award is strictly limited and the award is final and binding on the parties.

10. Representative Client Lists. WBA currently maintains a website, firm résumé, and other materials for use with current and potential clients, and for marketing purposes.

Board of Directors
St. Vrain Lakes Metropolitan District No. 3
Page 6 of 6

Execution of this engagement letter provides your consent to WBA's use of the District's name as a representative client of WBA on our website, firm résumé, and other materials.

If you are in agreement with the foregoing terms of this engagement and it meets your understanding of the professional relationship we have established, please have an authorized representative of the District sign and return a copy of this letter to our office at your earliest convenience. By signing below, you acknowledge that you have been given the opportunity to discuss this engagement letter with another attorney or any other person of your choosing.

We look forward to working with you and will commit the necessary resources of WBA to meet your needs. Our efforts will always be to ensure that our relationship is based on open and honest communication regarding these matters. If at any time you have questions concerning our representation, please feel free to contact us immediately.

Sincerely,



WBA, PC
Attorneys at Law

BMD:srj

APPROVED, ACCEPTED AND AGREED TO BY:

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 3

Signature

Printed Name: _____

Position: _____

Date: _____



October 13, 2026

Board of Directors
St. Vrain Lakes Metropolitan District No. 4
c/o Pinnacle Consulting Group
6950 E. Belleview Ave, Suite 200,
Greenwood Village, CO 80111

RE: Engagement of WBA, PC

Dear Directors:

We are pleased to confirm our continued engagement as general counsel to the St. Vrain Lakes Metropolitan District No. 4 (the "District").

This engagement letter provides the terms upon which WBA, PC ("WBA") will provide legal services to the District and is intended to formalize our continued engagement as general counsel, as required by the applicable Rules of Professional Conduct. This letter sets forth details of the engagement, including how we propose to staff the matter, billing arrangements and certain conflict of interest understandings, with the terms of this engagement letter superseding the terms of all prior letters. Additional information about WBA can be found at www.wbapc.com.

The total price for legal services to be provided under this engagement letter cannot be precisely determined at this time due to the variable nature of legal work. Time spent by our lawyers, paralegals, and (where applicable) other staff and reimbursement of expenses incurred in your representation will be the basis for the total price. The hourly rates for our lawyers, paralegals, and (where applicable) other staff are set forth below in this engagement letter. The time spent and expenses incurred will be set forth on invoices that will be sent to you on a monthly basis. The total price of our legal services and the amount of our expenses incurred on your behalf will vary and may increase or decrease on a month-to-month basis depending on the needs and progress of your matter.

1. Personnel. Legal services provided under this engagement may be performed by any lawyer at WBA. We will also use paralegals and/or other support staff as we believe to be necessary and effective in providing you with legal services.

2. Fees, Expenses and Retainer. The total cost of WBA's services on the District's behalf will vary. Our fees will be based upon time charged using the hourly rates charged by each attorney or paralegal working on the matter. WBA's legal services are billed on an hourly basis, in increments of one-tenth of an hour, and are not contingent. Some of WBA's services are allocated on an equitable basis to clients who benefit from general legal work by our personnel.

Hourly rates for professionals in WBA currently range from \$300.00 to \$600.00 (attorneys), from \$175.00 to \$300.00 (paralegals), and are \$200.00 to \$300.00 for other professionals. Hourly rates are revised periodically to reflect the current cost for delivery of legal services and the fees charged for services under this engagement may change without notice. From time-to-time WBA prepares memoranda, agreements or other documents based upon current legislative, State, and Federal law concerns that are the subject of common interest and benefit to our clients. WBA allocates the fees for this work on an equitable basis to clients who benefit from this legal work by WBA's personnel. If you do not wish to receive this information, please advise us accordingly. WBA contracts with other law firms for the performance of specialized services. If these services are rendered on behalf of the Client, the fees and costs associated with those services will be reflected on WBA's bill.

WBA will not require the payment of a retainer at this time, but we reserve the right to require a retainer if deemed necessary by WBA or if you fail to timely pay invoices.

3. Costs and Administrative Expense Charge. In addition to legal fees, you are responsible for certain costs and expenses associated with WBA's representation of you. Rather than separately tracking and itemizing certain routine expenses and administrative services associated with the representation, you agree that WBA may charge an Administrative Expense Charge equal to 2.5% of the legal fees charged to you.

The Administrative Expense Charge covers domestic long-distance telephone calls, domestic conference calling services, domestic facsimiles, in-office copying and printing (except for individual copying or printing projects exceeding \$250, as described below), United States Postal Service postage (except for bulk mailings exceeding \$250, as described below), deliveries made by WBA personnel, filing and recording fees, computer-assisted legal research charges, notice publication costs, mileage for trips of 100 miles or less round trip, and document-management, practice-management, artificial intelligence, and other technology tools and services used in connection with the representation. The Administrative Expense Charge also covers electronic records storage, preservation, and records-retention compliance, including maintaining records in accordance with the District's applicable records-retention schedule approved by the Colorado State Archives. WBA will not separately charge you for items or services included in the Administrative Expense Charge except where this agreement expressly provides otherwise.

Election-Related Costs and Expenses. Notwithstanding any other provision regarding costs and expenses included in the Administrative Expense Charge, costs and expenses incurred in connection with an election are not included in the Administrative Expense Charge and will be billed separately. Election-related costs and expenses may include, without limitation, publication and notice costs, United States Postal Service postage and other mailing costs, copying and printing, filing and recording fees, delivery and courier charges, mileage, and other third-party costs incurred in connection with an election. The \$250 thresholds applicable to bulk mailings and copying or printing projects described below do not apply to election-related costs and expenses.

Postage, Bulk Mailings, and Copying and Printing Projects. Except for election-related costs and expenses described above, United States Postal Service postage is included in the Administrative Expense Charge except for a bulk mailing for which the aggregate postage and

related mailing costs for a single mailing project exceed \$250. For purposes of this provision, a "bulk mailing" means a single mailing project involving multiple pieces mailed as part of the same project, such as notices or other communications distributed to District residents, property owners, electors, or other groups. If the aggregate postage and related mailing costs for a bulk mailing exceed \$250, WBA may bill the costs of that mailing separately.

Except for election-related costs and expenses described above, routine in-office copying and printing are included in the Administrative Expense Charge. If the aggregate cost of copying, printing, binding, materials, or related production services for a single copying or printing project exceeds \$250, WBA may bill the costs of that project separately. Charges for Federal Express, UPS, third-party courier or delivery services, and other extraordinary mailing, shipping, copying, printing, or document-production services are not included in the Administrative Expense Charge and may be billed separately.

The Administrative Expense Charge is an agreed method of charging for the covered costs, expenses, administrative services, and technology tools and services in lieu of separately tracking and itemizing them. Because the charge is calculated as a percentage of legal fees rather than by separately tracking each covered item or service, the Administrative Expense Charge for a particular billing period is not intended to equal the actual cost incurred by WBA for those items and services during that period or in connection with a particular matter.

By agreeing to these terms, you acknowledge and agree that WBA may periodically change the percentage used to calculate the Administrative Expense Charge. WBA will provide you with at least 30 days' advance written notice of any change in the percentage. Any changed percentage will apply only to legal fees incurred on or after the effective date specified in the notice.

Other costs and expenses not included in the Administrative Expense Charge will be billed separately. These may include election-related costs and expenses as described above; mileage for individual trips exceeding 100 miles round trip; airfare, lodging, meals, parking, tolls, rental vehicles, and other reasonable travel-related expenses; expert and consultant fees; court reporter and transcript charges; and other material third-party costs incurred specifically in connection with the representation that are not identified above as being included in the Administrative Expense Charge. Third-party costs and expenses that are separately billed will be billed to you at the amount charged to WBA, without markup, unless a different basis for the charge has been agreed to in writing.

WBA may, in its discretion, advance or incur costs and expenses of up to \$1,000 on your behalf, subject to reimbursement on the next invoice. If an anticipated cost or expense exceeds \$1,000, WBA may require you to pay the amount in advance or contract directly with the applicable vendor.

4. Billing. Generally, invoices for fees and expenses will be submitted to you monthly and are due upon receipt. If an invoice remains unpaid after thirty (30) days, we will consider it in default and you agree that we may charge a late fee on all amounts due and owing at the rate of one percent (1%) compounded monthly. By signature below, you agree to pay all fees, costs, and expenses billed by WBA for the legal services. If payments as described above are not paid on a

timely basis, WBA may withdraw from the representation in accordance with the Rules of Professional Conduct. In the event that WBA is compelled to resort to collection of your account, which may or may not include litigation, you agree that your obligations to WBA shall include payment of all costs and expenses of such collection efforts, including court fees and costs, attorneys' fees, and out-of-pocket expenses.

5. Attorney-Client Relationship. In performing our services as general counsel to the District, the District will be our client. We will represent the interests of the District, acting through its duly authorized management and at the Board of Directors' (the "Board" or "Directors") direction. We do not represent the interests of any of the Board, the Directors individually, or the District's employees. Nothing in this engagement agreement and nothing in our statements to you will be construed as a guarantee or promise about the outcome of any matter which WBA may handle on your behalf. Our comments about the outcome of your matters or any phase thereof are expressions of opinion only. Further, neither WBA nor any of its attorneys or employees shall be employed, retained, or otherwise categorized as a "municipal advisor" to the District as such term is defined in the 15 U.S.C. 78o-4(e)(4)(c), as amended by the Dodd/Frank Act (the "Act"), or any rules promulgated by the Securities and Exchange Commission under the Act. Any comments or advice provided by WBA or its attorneys regarding the issuance of securities by the District shall be solely of a "traditional legal nature," as permitted under the Act. Throughout the attorney-client relationship, the District consents to the use of the District's name and public information relating to the District's transactions on WBA's website or in other marketing materials.

6. Conflicts of Interest. We have performed an internal review for potential conflicts of interest based upon information you have provided to us. In doing so, we find it important to note that we currently represent the St. Vrain Lakes Metropolitan District Nos. 1-3 (with the District, collectively, the "Districts"). The Districts were organized to work together to provide the public improvements and services needed for the community. There may be issues on which the Districts have conflicting interests relative to administration, financing, construction, or general operations. Also, due to the fact that special districts are governed by an elected board of directors, policies of a district may change from board to board and conflicts of interest among the Districts can arise accordingly. If a conflict arises, WBA may be required to withdraw from representation of the Districts involved in the disputed issue, and those Districts may need to retain independent counsel regarding the disputed issue.

WBA represents many other local governments and municipal clients that may be viewed as competing with the District. Simultaneous representation in unrelated matters of clients whose interests are only economically adverse, such as representation of competing economic enterprises in unrelated transactions, does not ordinarily constitute a conflict of interest that requires consent of the respective clients.

7. Document Retention. WBA maintains its client files electronically and ordinarily does not keep separate paper files. We will scan documents you or others send to us related to your work to our electronic file and will ordinarily maintain the electronic version throughout the term of our engagement or, in some instances, while a particular matter or project is pending. Unless you instruct us otherwise, with limited exceptions for certain documents such as original

real property deeds and promissory notes, once such documents have been scanned to our electronic file, we will destroy all paper documents provided to us. Following the conclusion of our services, we will return the District's files to the District upon request, unless WBA has not received payment of all outstanding fees and costs, in which case WBA reserves the right to withhold them until payment is made. Otherwise, no sooner than thirty (30) days after the conclusion of our services, we may destroy the files. Please note that if WBA is designated as the public records custodian for the District pursuant to §§24-72-202, *et seq.*, C.R.S., WBA will maintain all public records in accordance with any duly approved and adopted retention and destruction policy of the District and the Colorado State Archives or similar regulatory body.

8. Termination. You will have the right to terminate our representation at any time. Whether you terminate the representation, or we terminate the representation for reasons set forth in the Rules of Professional Conduct, including nonpayment of legal fees and expenses, all fees incurred for services rendered through the date of termination, as well as all costs and expenses incurred by us on your behalf, must be paid within ten (10) days of receipt of our final statement. We reserve the right to charge for any extraordinary work required in connection with the orderly transition of pending matters to new counsel. Upon conclusion of our services, whether due to termination or completion of the work, we will not thereafter be responsible for legal matters for which our services have not been specifically requested and we have agreed to perform in writing.

9. Arbitration of Disputes. If a dispute arises regarding our services or fees set forth in this engagement letter or any prior engagement letter between you and WBA, any fee dispute will be decided by the Colorado Bar Association Legal Fee Arbitration Committee (the "Committee") in Denver, Colorado, in accordance with the rules and procedures used by the Committee. There is no charge for the dispute resolution services provided by the Committee and each party will pay its own costs and expenses. If, either in addition to a pending fee dispute or in the absence of one, any other dispute or claim of any type or nature arises with respect to services rendered pursuant to this engagement agreement or any prior engagement letter between you and WBA, including, without limitation, a claim for legal malpractice, it will be decided by the Judicial Arbiter Group ("JAG") in Denver, Colorado, by a single arbitrator to be mutually agreed to by the parties. Each party will be responsible for paying one half of all fees and expenses charged by the arbitrator. Colorado law, including all applicable statutes of limitation and other defenses, will apply to the dispute before JAG just as if it had been brought in a judicial proceeding. In the absence of an agreement to the contrary, the Colorado Rules of Civil Procedure shall apply to the dispute before JAG just as if the dispute had been filed in district court. The parties recognize that by agreeing to arbitration as the method for dispute resolution, they: relinquish the right to bring an action in court and seek remedies available in court proceedings, including the extensive discovery rights typically permitted in judicial proceedings; waive the right to a jury trial; acknowledge the arbitrator's award is not required to include factual findings or legal reasoning; and acknowledge that any party's right to appeal or seek modification of the award is strictly limited and the award is final and binding on the parties.

10. Representative Client Lists. WBA currently maintains a website, firm résumé, and other materials for use with current and potential clients, and for marketing purposes.

Board of Directors
St. Vrain Lakes Metropolitan District No. 4
Page 6 of 6

Execution of this engagement letter provides your consent to WBA's use of the District's name as a representative client of WBA on our website, firm résumé, and other materials.

If you are in agreement with the foregoing terms of this engagement and it meets your understanding of the professional relationship we have established, please have an authorized representative of the District sign and return a copy of this letter to our office at your earliest convenience. By signing below, you acknowledge that you have been given the opportunity to discuss this engagement letter with another attorney or any other person of your choosing.

We look forward to working with you and will commit the necessary resources of WBA to meet your needs. Our efforts will always be to ensure that our relationship is based on open and honest communication regarding these matters. If at any time you have questions concerning our representation, please feel free to contact us immediately.

Sincerely,



WBA, PC
Attorneys at Law

BMD:srj

APPROVED, ACCEPTED AND AGREED TO BY:

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 4

Signature

Printed Name: _____

Position: _____

Date: _____