

RECORD OF PROCEEDINGS

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

HELD
April 17, 2025

The Special Meeting of St. Vrain Lakes Metropolitan District No. 1 was held via Zoom and Teleconference on Thursday, April 17, 2025, at 1:00 p.m.

ATTENDANCE

Directors in Attendance:

Christopher Bremner
Lyndsey Paavilainen
Anastasia Urban
Neil Simpson

Also in Attendance:

Jon Wagner; White Bear Ankele Tanaka & Waldron, P.C.
Kevin Mitts, Stanley Holder, Doug Campbell, and Andrew Kunkel;
Pinnacle Consulting Group, Inc.
Janelle Kelley; Barefoot, LLC

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Mitts noted that a quorum was present, with four out of four 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 Bremner at 1:02 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Mr. Wagner advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Wagner reported that disclosures for those Board Members who provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Wagner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director

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Paavilainen, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CAPITAL ITEMS

Bid Analysis Summary Memorandum from Barefoot LLC: Ms. Kelley presented the Bid Analysis Summary Memorandum from Barefoot LLC to the Board. Director Urban requested clarification regarding the exclusion of electrical costs from the EDI bid and Ms. Kelley responded. Director Paavilainen noted EDI is the current contractor engaged for landscape management and asked if trade responsibilities would be fairly balanced and Ms. Kelley responded.

Construction Contract with CoCal for Landscape Construction Services: Ms. Kelley presented a Construction Contract with CoCal for Landscape Construction Services to the Board. Following review and discussion, upon a motion duly made by Director Paavilainen, seconded by Director Bremner, and upon vote, unanimously carried, it was

RESOLVED to approve the Construction Contract with CoCal for Landscape Construction Services in an amount not to exceed \$1,799,419.69, as presented.

Construction Contract with DaVinci Sign Systems, Inc.: Ms. Kelley presented a Construction Contract with DaVinci Sign Systems, Inc. to the Board. Director Bremner asked if the monumentation signage would incorporate integrated landscaping and Ms. Kelley responded in the affirmative. Director Bremner requested clarification of the specific costs being presented and Ms. Kelley provided clarification. Director Bremner stated he is more partial to engaging CoCal because of ease of coordination between the projects. Director Urban asked if CoCal builds monumentation signage often and Ms. Kelley responded noting she would need to look into this. The Board discussed considerations for the process to build the monumentation signage. Director Paavilainen asked Ms. Kelley if CoCal would have difficulty coordinating with DaVinci Sign Systems, Inc. and Ms. Kelley responded recommending separate contractors with CoCal focused on landscaping. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Urban, and upon vote, unanimously carried, it was

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RESOLVED to approve the Construction Contract with DaVinci Sign Systems, Inc. for Monument Signage Services, providing the construction schedule can be met with the option to engage CoCal if the schedule cannot be met and for Ms. Kelley to follow up with the Board President to provide additional information as needed and to authorize the Board President to enter into the Construction Contract following confirmation of information provided.

1st Amendment to Funding & Reimbursement Agreement with Barefoot LLC for Filing 7 Landscaping Project Capital Costs: Director Paavilainen presented the 1st Amendment to Funding and Reimbursement Agreement with Barefoot LLC for Filing 7 Landscaping Project Capital Costs to the Board. Following review and discussion, upon a motion duly made by Director Bremner, seconded by Director Urban, and upon vote, unanimously carried, it was

RESOLVED to approve the 1st Amendment to Funding and Reimbursement Agreement with Barefoot LLC for Filing 7 Landscaping Project Capital Costs, as presented.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Bremner, seconded by Director Urban, and upon unanimous vote, the meeting was adjourned at 1:33 p.m.

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

Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting