

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.

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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:

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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.

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- 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 the Amenity 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

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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 October 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

Andrew Kunkel, Recording Secretary for the Meeting