

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
(THE "DISTRICT")
HELD
SEPTEMBER 18, 2025

A regular meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Thursday, September 18, 2025, at 10:00 a.m. The District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michael Sandene, President
Andrew Klein, Treasurer
Megan Waldschmidt, Assistant Secretary
Jason Pock; Assistant Secretary

Following discussion, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the absence of Director Paige Langley was excused.

Also In Attendance Were:

AJ Beckman and Troy Ruddell; Public Alliance LLC
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.
LaMont Harris; CliftonLarsonAllen LLP ("CLA")

ADMINISTRATIVE MATTERS

Quorum, Call to Order, Disclosures of Potential Conflicts of Interest: The Board called the meeting to order, noted a quorum was present, and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with Statute. It was noted by Attorney Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. No additional disclosures were made by the Directors.

Agenda, Location of Meeting and Meeting Notice: The Board reviewed the agenda for the meeting. Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the agenda, as amended.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District Board meeting. The Board noted that notice of this meeting and video/conference call information was duly posted, and the Board had not received any objections to the location or to the video/telephonic format or any

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requests that the meeting be changed by taxpaying electors within the District's boundaries.

Minutes of the July 17, 2025 Regular Board Meeting: Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the minutes of the July 17, 2025 Regular Board Meeting.

Public Comment: There were no members of the public in attendance.

FINANCIAL MATTERS

Schedule of Cash Position: Mr. Harris reviewed the Schedule of Cash Position dated July 31, 2025, updated as of September 15, 2025 with the Board.

Following review and discussion, upon a motion duly made by Director Sandene, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, as presented.

Claims: Mr. Harris reviewed claims for the period of July 12, 2025 to September 15, 2025, with the Board.

Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board ratified approval of the claims for the period of July 12, 2025 to September 15, 2025, in the amount of \$227,592.41.

Verified District Eligible Costs:

Engineer's Report and Certification #45, dated September 18, 2025, Prepared by Ranger Engineering, LLC ("Ranger") ("Engineer's Report and Certification #45"): Mr. Harris reviewed Engineer's Report and Certification #45 with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board accepted Engineer's Report and Certification #45, in the amount of \$59,146.16.

Reimbursement to Interquest Westside LLC Under Facilities Funding and Acquisition Agreement, as Amended, in the Amount of Costs Verified by Ranger: It was noted that there were no reimbursements due to Interquest Westside, LLC under Engineers Report and Certification No. 45.

Payments to Vendors in the Amounts as Verified and Described in Engineer's Report and Certification #45: Mr. Harris reviewed the payments to vendors with the Board. Following review, upon a motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board authorized payments to vendors in the amounts described in Engineer's Report and Certification #45.

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Tax Abatements and Mill Levy: Mr. Harris described the potential for a general fund mill levy abatement. Following discussion, the Board authorized an abatement.

LEGAL MATTERS

November 4, 2025 Special Election: Attorney Hoistad discussed with the Board Resolution No. 2025-09-01, Resolution Calling November 4, 2025 Special Election, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board adopted Resolution No. 2025-09-01, Resolution Calling November 4, 2025 Special Election, appointed the DEO and authorized the DEO to perform all tasks required for the conduct of a mail ballot election.

MANAGER MATTERS

Maintenance Items: Mr. Beckman provided an overview of ongoing maintenance efforts related to the following maintenance items:

- Landscaping/Irrigation
- Roadway patching
- Sidewalk and curb & gutter repair
- Security improvements
- Elevator maintenance
- Fire extinguishers/signage maintenance

Service Agreement for Stormwater Pump Repairs between the District and Tutt Service Enterprise, LLC: Attorney Hoistad reviewed the Service Agreement for Stormwater Pump Repairs between the District and Tutt Service Enterprise, LLC.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the Service Agreement for Stormwater Pump Repairs between the District and Tutt Service Enterprise, LLC.

Service Agreement between the District and Ernst Enterprises, Inc. d/b/a CoMech: Attorney Hoistad reviewed the Service Agreement between the District and Ernst Enterprises, Inc. d/b/a CoMech.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the Service Agreement between the District and Ernst Enterprises, Inc. d/b/a CoMech.

Proposal from Schindler Elevator Corporation for Software Update: Attorney Hoistad reviewed the proposal from Schindler Elevator Corporation for Software update.

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Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the proposal from Schindler Elevator Corporation for software update and approved the execution of a change order to the underlying Service Agreement for said services.

Proposal from Tutt Service Enterprise, LLC for Victory Ridge Parking Garage 18" Stormwater Pipe Coating: Attorney Hoistad reviewed the proposal from Tutt Service Enterprise, LLC for Victory Ridge Parking Garage 18" Stormwater Pipe Coating.

Following discussion, upon motion duly made by Director Sandene, seconded by Director Pock and, upon vote, unanimously carried, the Board approved the proposal from Tutt Service Enterprise, LLC for Victory Ridge Parking Garage 18" Stormwater Pipe Coating, for an amount not to exceed \$17,270.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon a motion duly made by Director Klein, seconded by Director Pock and, upon vote, unanimously carried, the Board adjourned the meeting.

Respectfully submitted,

Signed by:
By Paige Langley
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Secretary for the Meeting