MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SPRING MESA METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JUNE 25, 2026

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the Spring Mesa Metropolitan District convened on June 25, 2026, at 6:00 p.m. at Whisper Creek Community Station, 14360 W. 89th Drive, Arvada, CO 80005 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Georgia Magnera, President
Erin Morris, Vice President
Wayne Harris, Secretary
Lawrence Seidl, Treasurer
Jamie Knight, Assistant Secretary

Also, in attendance were:

Alexander Clem, Shauna D'Amato and Yelena Primachenko of CliftonLarsonAllen LLP ("CLA")
Colin Mielke, Esq. and Ryan Liston, Esq. of Seter, Vander Wall & Mielke, P.C.
Tim and Cynthia Axley, Jayme Nielson, Suzie and Casey Costley, John Yoder, Jo Gentry, Todd and Margie Rightler, M. Crea and other members of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Mr. Clem called the meeting to order at 6:02 p.m. The Board reviewed the agenda. Following review and discussion, upon a motion duly made by Director Morris, seconded by Director Harris, and upon vote unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest regarding 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 the statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors.

Quorum, Location of Meeting and Posting of Meeting Notices:

Mr. Clem confirmed the presence of a quorum.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Mr. Clem further noted that the notice providing the time, date, location, and video link information was posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries were received.

Public Comment:

Casey Costley expressed appreciation to Director Knight for initiating the reserve study proposal and the Board for unanimously approving the solicitation of bids. Costley asked the Board to complete the reserve study prior to November 19, 2026, Budget Hearing and to refrain from proceeding with significant expenditures until the study is complete. Mr. Costley further recommended soliciting community feedback for discretionary projects.

Suzie Costley referenced the 2024 homeowner survey from the beautification report, and asked the Board to consider the survey when evaluating funding for monument signage. Costley also suggested moving Public Comment to follow the Operations and Maintenance section on the agenda in order to allow residents to respond to presented information.

Tim Axley concurred with prior comments regarding relocating Public Comment to follow the Operations and Maintenance discussion. Axley stated a preference for selecting a water-conservative option for pond maintenance and repairs and encouraged community awareness of water usage. Axley also raised concerns about weeds in the community.

CONSENT AGENDA

- Minutes from April 16, 2026, Regular Board Meeting

Director Harris expressed appreciation for the detail in which Public Comments were shown in the April 16, 2026, minutes. Following review and discussion, upon a motion duly made by Director Magnera, seconded by Director Harris and upon vote unanimously carried, the Board approved the consent agenda item.

FINANCIAL MATTERS

May 31, 2026, Unaudited Financial Statements and Schedule of Cash Position:

Ms. Primachenko presented the May 31, 2026 unaudited financial statements to the Board. Following review, upon a motion duly made by Director Morris, seconded by Director Seidl and, upon vote unanimously carried, the Board accepted the May 31, 2026, unaudited financial statements and schedule of cash position, as presented.

Payment of Claims:

Ms. Primachenko reviewed the payment of claims with the Board. Following review, upon a motion duly made by Director Magnera, seconded by Director Harris and, upon vote unanimously carried, the Board approved/ratified the payment of claims in the amount of $71,228.82. as presented.

2025 Draft Audit:

Ms. Primachenko reviewed the 2025 draft Audit with the Board, noting that the Audit has been submitted and is under review by the Auditor. Ms. Primachenko noted an update from the auditors is expected by the August regular meeting. Following review and discussion, upon a motion duly made by Director Seidl, seconded by Director Morris and, upon vote unanimously carried, the Board accepted the 2025 draft Audit, subject to final legal review and receipt of clean Auditor opinion.

OPERATIONS AND MAINTENANCE MATTERS

Monument Projects:

Projects scope, including take-offs and specifications for the proposed monument signage concepts from Outdoor Lifestyles:

Director Seidl reviewed the project scope from Outdoor Lifestyles, discussed status and overall next steps for the project.

The Board discussed and noted current drought restrictions and discussed considering moving the project that was going to occur on 76th to be put on hold for now and consider redoing roundabouts instead.

Director Seidl noted he will follow up with Outdoor Lifestyles to request project range and will bring back to the Board for further discussion. No further action was taken.

Pond Updates:

Presentation from Clear Creek Waterfalls LLC regarding Ponds' Clean-Up Project:

Clear Creek Waterfalls LLC representative Jeff Yagos provided an update on the pond clean-up project, noting that the bottom set of ponds contains three incompatible liner types, resulting in groundwater beneath the liners and preventing complete water removal and consequently project completion.

Ponds' Clean-Up and Related Action Going Forward:

Director Magnera noted that a work session could be held with the Pond Committee and Board to discuss committee findings, research, recommendations and to receive Board and Community input.

The Board discussed and decided to hold a work session on July 7, 2026 at 6:00 p.m. in-person and virtually.

Proposal for Ponds' Clean-Up and Removal of Cattails from Boulder Ponds Water Features:

Director Seidl reviewed the proposal and stated an interest in obtaining additional proposals in order to compare pricing. Board discussion ensued. No further action was taken.

Cattail Removal at Ponds:

Mr. Clem reviewed and the Board discussed the potential removal of cattail from the ponds, as the work was originally put on hold due to pond repairs and uncertainty surrounding timing and scheduling. Director Harris stated he will request proposal for just the retention pond and present it to the Board at the July 13, 2026 special meeting. No further action was taken.

Pond Committee Update from Director Morris and Pond Committee Representative Rich Hansen:

Director Morris provided an update and discussed the work session scheduled for July 7, 2026. The purpose of the work session is to have the Pond Committee present their findings and discuss them with community members.

Rich Hansen provided a Pond Committee presentation and reviewed objectives.

Directors discussed the timing of the work session and ways to inform the public about the session. Director Morris stated she will send a message to the HOA distribution text chain list and ensure the work session is communicated as much as possible.

Retention Pond Clean-Up Update:

Mr. Clem reported that Clear Creek Waterfall completed the retention pond clean-up.

Landscaping Updates:

Update and Discussion Regarding Treatment of Noxious Weeds:

Director Magnera discussed noxious weeds prevention, elimination, migration and containment and noted there are grants that the District can apply for next year. No further action was taken.

- Proposals for Weed Management Services:

Board discussion ensued. Director Knight noted she will gather proposals for Board review for the next Board meeting. No further action was taken.

Proposal from Cutting Edge to Replace 2" Stop and Waste for Backflow #1:

Mr. Clem and Director Knight reviewed the proposal from Cutting Edge. Following review, upon a motion duly made by Director Magnera, seconded by Director Harris and, upon vote majority carried with Director Seidl opposed, the Board approved the proposal from Cutting Edge to replace 2" stop and waste for Backflow #1, in the amount of $3,350.00.

Proposal for Tree Pruning Services:

Director Seidl reviewed and requested approval for new vendor, Monster Tree Services, to prune the trees. Director Magnera noted that tree pruning is included in the services provided by Cutting Edge.

Director Knight stated she will reach out to Cutting Edge regarding the trees that need to be pruned. No further action was taken.

Evaluation of Landscape Maintenance Services by Cutting Edge:

The Board discussed Cutting Edge's performance of its landscape maintenance responsibilities.

Director Knight encouraged residents and Board members to report landscaping needs to Mr. Clem and Director Knight to ensure accurate tracking and informed decision making. No further action was taken.

Possible Reserve Study:

Mr. Clem stated that he will discuss this with Lisa Johnson of CLA, and the information will be shared with the Board. No further action was taken.

Bridge Repair:

Director Knight provided an update to the Board. Director Knight stated that, if pond repairs occur, work could damage the bridge.

Director Knight recommended the Board not conduct bridge repairs at this time. No further action was taken.

DIRECTOR MATTERS

Board Policy regarding Finalization of Meeting Agenda and Board Packet Transmission:

Mr. Clem reviewed policies utilized in other Districts. Director Magnera proposed that any agenda items that are not provided to CLA at least a week prior to the Board meeting will not be considered for review and/ or approval at the meeting.

The Board discussed and concurred.

LEGAL MATTERS

None.

MANAGER MATTERS

Committee and District Updates to the Website and Related Costs to Remediate:

Mr. Clem and Director Morris reported on their website update discussions and noted that tabs can be added on the current website for various committees' information.

Mr. Clem discussed ADA compliance and related costs and noted that the updates should primarily be simple text to minimize accessibility concerns.

OTHER BUSINESS

Discuss July 13, 2026, Special Board Meeting:

The July 13, 2026, special Board meeting date and quorum were confirmed.

Discuss Rescheduling August 20, 2026, Regular Board Meeting:

This item was deferred to July 13, 2026, special Board meeting to determine if it is necessary to reschedule the regular Board meeting on August 20, 2026.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Magnera, seconded by Director Morris and, upon vote unanimously carried, the Board adjourned the meeting at 8:34 p.m.

Respectfully submitted,

By ______________________________

Secretary for the Meeting