

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SPRING MESA METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
July 7, 2026

A special meeting/ work session of the Board of Directors (referred to hereafter as the “Board”) of the Spring Mesa Metropolitan District convened on July 7, 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, was absent.

Also, in attendance were:

Richard Hansen and other members of the public

ADMINISTRATIVE MATTERS

Call to Order, Quorum and Agenda:

The meeting was called to order at 6:05 p.m. The presence of a quorum was confirmed. Following review and discussion, upon a motion duly made by Director Seidl, seconded by Director Harris, and upon vote unanimously carried, the Board approved the agenda.

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.

Location of Meeting and Posting of Meeting Notices:

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. It was 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.

WORK SESSION

Presentation by Pond Committee Regarding Potential Pond Enhancements and Maintenance:

Richard Hansen presented the findings of the pond committee and presented the following objectives and recommendations: community value, infrastructure assessment, evaluation and path forward.

Hansen stated that the committee concluded that the decorative ponds are valuable to the District community. It was noted through infrastructure assessment that many components are depreciating and that there is a growing maintenance backlog with water quality and drainage concerns. It was further noted that through evaluation that water features should be retrofitted rather than replaced and to improve long-term maintainability with modernized infrastructure. The committee recommended developing a phased plan and to create a Request for Proposals ("RFP") to establish project costs and professional evaluations.

Potential Pond Enhancements and Maintenance and Receive Public Comment Regarding Same:

Homeowners discussed questions about costs and timelines. Discussion ensued regarding potential issues related to filling the ponds. Members of the public expressed appreciation for the opportunity to interact with the Board and other community members.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting