

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SPRING MESA METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JULY 13, 2026

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the Spring Mesa Metropolitan District convened on July 13, 2026, at 6:00 p.m. 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 of CliftonLarsonAllen LLP (“CLA”)
Ryan Liston, Esq. of Seter, Vander Wall & Mielke, P.C.
Richard Hansen, Cindy Baginski, Cheryl TerHaar, Jayme Nielson, Jerald Rucker,
Katherine Kahn, Larry Glassburn, Lisa Binning, Ron and Kathleen Montague and other
members of the public

ADMINISTRATIVE MATTERS

Call to Order, Confirm Quorum and Agenda:

Mr. Clem called the meeting to order at 6:02 p.m. The presence of a quorum was confirmed. The Board reviewed the agenda. Following review, 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.

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. 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:

Richard Hansen read a comment on behalf of Cindy Baginski requested the completion of a reserve study before proceeding with certain expenditures.

CONSENT AGENDA

- Minutes from June 25, 2026, Special Board Meeting

Following review, upon a motion duly made by Director Harris, seconded by Director Magnera and, upon vote unanimously carried, the Board approved the consent agenda item.

FINANCIAL MATTERS

None.

OPERATIONS AND MAINTENANCE MATTERS

Entrance Projects:

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

Mr. Clem reviewed the estimate with the Board. Director Seidl recommended proceeding with publication and solicitation of bids. It was noted that monument signs, irrigation and landscaping improvements were excluded from the scope, as the consultant was directed to focus on the request for proposal ("RFP") on entrances and signage.

Mr. Liston reviewed the public bidding process prepared by CLA and legal counsel. Discussion ensued regarding applicable bidding thresholds and procurement requirements.

Discussion ensued regarding the reserve study and related budget planning. Director Harris agreed to coordinate reserve study proposals and Director Seidl noted that, as Treasurer, he requested to be involved in the process. Discussion ensued regarding budget considerations.

Following review and discussion, upon a motion duly made by Director Magnera, seconded by Director Morris and, upon vote unanimously carried, the Board approved the proposal for entrance monument and landscaping in roundabout, with revised scope provided by Outdoor Lifestyles including xeric hardscape, removal of

current turf and keeping current trees, bushes and shrubs and to proceed with statutory public bid process. Director Seidl stated he will contact Outdoor Lifestyles for the revised scope proposal and will provide to CLA.

Pond Updates:

Pond Mosquito Control and Related Action Going Forward:

Board discussion ensued regarding mosquito mitigation.

Following discussion, upon a motion duly made by Director Seidl, seconded by Director Morris and, upon vote unanimously carried, the Board authorized Director Knight and Magnera to engage a contractor for pond mosquito control in an amount not to exceed \$5,000.00.

Cattail Removal at Retention Ponds:

Mr. Clem presented information to the Board and noted he will work with Director Harris on proposals for this work. Following review and discussion, upon a motion duly made by Director Magnera, seconded by Director Knight and, upon vote unanimously carried, the Board authorized Director Harris to engage LB Ecological for cattail removal at retention ponds in an amount not to exceed \$2,000.00.

Draft RFP from Pond Committee and Action Going Forward:

Mr. Clem discussed and reviewed the Public Bidding Process with the Board. Discussion ensued regarding hiring an appropriate and qualified consulting firm. Following review and discussion, upon a motion duly made by Director Morris, seconded by Director Magnera and, upon vote unanimously carried, the Board authorized CLA to solicit proposals from qualified consultants in the field of pond rehabilitation and to present to the Board at the August regular meeting.

Landscaping Updates:

Update and Discussion Regarding Treatment of Noxious Weeds:

Proposals for Weed Management Services:

There were no proposals available for review at this time. Discussion ensued regarding the involvement of the City of Arvada. Director Knight noted she will work with the current landscaper regarding weed management and also solicit proposals from other qualified contractors for this work.

Proposal from Cutting Edge for Removal of Dead Willow Tree at East Pond:

The Board discussed the proposal. The Board discussed possible expansion of tree removal services. Discussion ensued regarding the scope of services currently being provided, including native mowing and mowing around sidewalks. The Board discussed revising the scope of work with more detailed mapping and pursuing a competitive bid process in the fall. Ongoing discussion regarding weed management and overall performance ensued.

The Board directed CLA to work with Director Knight to develop landscaping maintenance and snow removal scopes of work and prepare a landscape maintenance services RFP to be presented at the August Board meeting.

Update regarding Possible Reserve Study:

Mr. Clem provided an update to the Board. Director Harris and Director Seidl noted they will work to reach out to consultants for proposals to present at the August Board meeting.

Update regarding Bridge Repairs:

It was noted that the bridge is closed to focus on addressing repairs. Director Magnera stated she will investigate to see if the bridge has been repaired. Director Knight noted she will reach out to the contractor to inquire if the work has been completed.

Discussion regarding Cleaning of Underdrain and Pond Outfalls:

Board discussion ensued. It was noted that the item has been included in the District's budget. Director Knight will obtain a bid from Cutting Edge and other contractors for cleanup of the outfalls at the ponds. The Board asked CLA to investigate previous contracts and research contractors who will perform underdrain cleaning. Director Harris volunteered to assist the hired contractors if needed.

DIRECTOR MATTERS

Discussion ensued regarding recent landscaping bills. Director Knight will reach out to Cutting Edge regarding the invoice.

LEGAL MATTERS

None.

MANAGER MATTERS

None.

OTHER BUSINESS

Discuss Rescheduling August 20, 2026, Regular Board Meeting:

The Board determined to reschedule the August 20, 2026 regular meeting to August 27, 2026 at Whisper Creek Community Station, if available.

Director Knight noted she will not continue serving on the Board after May 2027. Discussion ensued regarding the 2027 Director Election. Mr. Clem provided information regarding the election terms and process.

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 8:16 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting