

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SPRING MESA METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
FEBRUARY 26, 2026

A special meeting of the Board of Directors (referred to hereafter as the “Board” of the Spring Mesa Metropolitan District convened on February 26, 2026, at 6:00 p.m., held in person at West Woods Community Station, 6644 Kendrick Drive, Arvada, CO 80007 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:

Lisa Johnson and Alexander Clem of CliftonLarsonAllen LLP (“CLA”)  
Brandon Knight and Laura Cooper; Outdoor Lifestyles  
Ron and Kathleen Montague, Traci and Riley Moore, Joe Black, Casey Costley, Ken Gubanich, Katie Kessler, Lynne McMahon, Michele Bailon, Rich Hansen, Travis Stearns and other members of the public

ADMINISTRATIVE MATTERS

**Call to Order and Agenda:**

The meeting was called to order at 6:02 p.m. Director Magnera stated to the residents in attendance that the Board is not raising taxes or imposing fees at the meeting. Director Magnera noted that the Board will review information related to pond maintenance. She further noted that the Board has heard from residents that the District needs refreshing and that there are funds available in the budget to do so. Director Magnera encouraged residents to visit the District website and share comments through the website. The Board reviewed the meeting agenda. Following review and discussion, upon a motion duly made by Director Knight, seconded by Director Morris, and upon vote unanimously carried, the Board approved the agenda, as amended.

**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, and that Director Knight serves on the community HOA board. Director Knight also noted her conflict of interest with Outdoor Lifestyle and will abstain from votes surrounding conflicting items on the agenda.

**Quorum, Location of Meeting, Posting of Meeting Notice:**

The Board 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. It was 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:**

Lisa Binning addressed the Board regarding time spent on the Board of Directors and serving on the Board. Ms. Binning has attended meetings for two years and encourages residents to do the same. Ms. Binning conveyed her dissatisfaction in pond maintenance.

Cindy and Roman Baginski addressed the Board regarding taxes and fees and inquired if the Board would consider reinstating fees rather than taxes.

Deb and Ed Guiducci addressed the Board regarding notification of District meetings to residents and requested the Board send email communication prior to meetings. Ms. Guiducci addressed the Board regarding the survey the Beautification Committee conducted and expressed that the survey should include information about costs related to projects. Ms. Guiducci addressed the Board regarding the pond project.

Mr. Guiducci addressed the Board and thanked them for their service on the Board. He expressed that the Board should be adamant in including residents in financial expenditure discussions and would like to see increased communication with the community.

Suzie Costeley addressed the Board and thanked them for their service on the Board. She asked how the mill levy is determined each year and what the target reserve is for the District. Ms. Costeley then addressed the Board regarding the notice of special meetings and other options of notification in conjunction with the notice posted on the website.

Tim Axley addressed the Board regarding where funds will come from to pay for the pond enhancements. He then inquired about the process to approve the budget and set the mill levy.

John Conley addressed the Board regarding the pond project. He expressed that the Board should compile information and send to residents to ask for input. He also inquired about what has been spent on the ponds in the last ten years.

Roman Baginski addressed the Board regarding the pond project and expressed that the Board spend as little money as possible to maintain the ponds each year.

Peyton Mason addressed the Board agreeing with John Conley's comments.

Casey Costley addressed the Board regarding the budget and asked the Board to consider presenting the budget in a way that reflects exactly what the Board plans to spend the annual budget revenue on. He further inquired if residents can provide more input into how District money is spent.

Rich Hansen noted in the virtual chat that the Board potentially consider removing the ponds and installing a mini park in its place.

#### CONSENT AGENDA

- Minutes from November 20, 2025 Regular Board Meeting

The Board reviewed the consent agenda. Following review, upon a motion duly made by Director Knight, seconded by Director Magnera and upon vote, unanimously carried, the Board approved the consent agenda items, as presented.

#### FINANCIAL MATTERS

None.

#### OPERATIONS AND MAINTENANCE MATTERS

##### **Presentation from Outdoor Lifestyles regarding Monument Concept Plans:**

Monument Concept for Entrance at 76th Drive

Monument Concept for Entrance at 77th and 78th Drive

Monument Concept for Entrance at 76th Drive & Quaker

Director Magnera introduced Mr. Knight and Ms. Cooper from Outdoor Lifestyles. Director Seidl presented the survey that was conducted in 2024 by the Beautification Committee in which 54% of residents responded with their comments and the monument sign was a project identified for refreshment. Mr. Knight and Ms. Cooper presented the concept plans to the Board.

Director Seidl reported that the Beautification Committee reviewed the plans and provided comments to the Board. Director Seidl presented the ranking of the concept plans from the committee.

Mr. Knight commented that the current Outdoor Lifestyles contract includes unlimited concepts and can provide other options to the Board if preferred.

The Board discussed the information presented. The Board asked Outdoor Lifestyles to revise the preferred choice with the comments provided and presented at a future time.

### **Pond Enhancement Options:**

Director Magnera presented the proposals from Clear Creek Waterfalls, LLC to the Board. Discussion ensued. Following review, upon a motion duly made by Director Seidl, seconded by Director Magnera and, upon vote, majority carried with Director Harris opposed, the Board approved the proposal from Clear Creek Waterfalls, LLC to drain and clean the ponds for an amount not to exceed \$12,500.00, subject to confirmation from the contractor that the work can be completed by April 15, 2026.

### **Pond Maintenance:**

This item was discussed previously under Pond Enhancement Options.

## **DIRECTOR MATTERS**

### **Vendor List and On-Call Services Update:**

Mr. Clem provided an update to the Board, noting that CLA will prepare a list of vendors for presentation at the April regular Board meeting.

### **Retention Pond Cleanup at Quaker and 76th:**

Director Magnera presented information to the Board. Following review, upon a motion duly made by Director Morris, seconded by Director Seidl and, upon vote, majority carried with Director Harris opposed, the Board approved the retention pond cleanup at Quaker and 76<sup>th</sup> with Clear Creek Waterfalls, LLC in an amount not to exceed \$2,000.00, as discussed.

### **Engagement of Law Firm to Provide General Legal Counsel Services:**

Director Morris presented information about two legal firms with the Board. Director Morris encouraged Board consideration in engaging a different legal firm for services. Following review and discussion, upon a motion duly made by Director Morris, seconded by Director Knight and, upon vote, majority carried with Director Harris opposed, the Board approved the engagement of Seter, Vander Wall & Mielke, P.C. for services beginning by March 31, 2026, and terminating services with Spencer Fane LLP seven days after the new engagement.

**Fourth of July Fire Burn Update:**

Director Seidl discussed the police report that was received after the incident with the Board, noting errors and communication with the police regarding same. Director Seidl asked if the Board would like to contact the family and request restitution to cover the costs of the expenses to repair the area.

It was determined that Directors Magnera and Seidl will contact the Arvada Police Department to inquire on including the request for restitution in the citation resolution with the minor, and if this cannot be done the Board authorized Directors Magnera and Seidl to speak to the family regarding the expenses.

**Neighborhood Area Captain Communication:**

Director Morris stated she will notify the street captain of the meetings and the link to the agenda prior to each meeting.

**LEGAL MATTERS**

None.

**MANAGER MATTERS**

None.

**OTHER BUSINESS**

There was no other business.

**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 Seidl, and upon vote unanimously carried, the Board adjourned the meeting at 9:22 p.m.