

MINUTES OF A STATUTORY ANNUAL MEETING OF
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JULY 21, 2026

A statutory annual meeting of the Vauxmont Metropolitan District (referred to hereafter as the “District”) was convened on Tuesday, July 21, 2026 at 5:00 p.m., at the Candelas Parkview Swim and Fitness Club, 19865 W. 94th Ave., Arvada, CO 80007. The meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Board of Directors (“Board”) in attendance were:

Peter Schulte; President
Anna Smith; Vice President
Paul Hoisington; Treasurer
D. Blake Rehberg, Secretary
Joseph F. Lanzetta, Assistant Secretary

Also, in attendance were:

Lisa Johnson, Alex Clem, Marlena Brzeska-Cloyd and Alonso Duran-Rodriguez;
CliftonLarsonAllen LLP (“CLA”)
Barbara Vander Wall, Esq. and Russell Newton, Esq.; Seter, Vander Wall & Mielke, P.C.
Shannon Torgerson and Elizabeth Black; Goodwin & Company (“Goodwin”)
Eric VanLaren; Environmental Designs LLC (“EDLLC”)
Jay Blackburn and James Fieman; Level Engineering
Lindsay Smith; WLPPLAW
Brett Madden, Cindy Ditallo, Jamie Kubik, Kristi Harrison, Michael Miller, Rachel Trahan, Sheila Steele, Craig Conway, Jamie Lynn Prashaw, Bill and Fay Lewis, Shyam Rangole, Davy Godfrey, Christine Mayer, Jay Stateler, Pam Hack, Mark Zeigler, Nicole and Ryan Burke and other Members of the Public

ANNUAL MEETING ITEMS

The annual meeting was called to order at 5:00 p.m.

Notice of Statutory Annual Meeting and Agenda:

The posting of the Notice of Statutory Annual Meeting and Agenda was confirmed.

Presentation Regarding Status of Public Infrastructure Projects within the District and Outstanding Bonds:

Mr. Blackburn and Fieman provided an update on several ongoing infrastructure projects, including the Townview Pool replacement, Big Dry Creek and Foxtail Pond stormwater improvements, and trail restoration projects throughout the community. The original pool

was demolished in 2025, design is expected to be completed in 2026, and construction of the new pool is anticipated in 2027. The new pool project is incorporating sustainability items, including solar panels, energy-efficient lighting, and water-efficient landscaping. Stormwater work along Big Dry Creek is planned for Summer/Fall 2026, Foxtail Pond restoration is anticipated in Winter 2027, and the District is planning to apply for the Jeffco Parks & Open Space Trails Partnership Grant Program to help fund the trail improvements. A GIS mapping system is being used to track erosion, infrastructure, and maintenance needs, supporting ongoing asset management. Level Engineering also reported on the District's coordination with developers regarding the transition of infrastructure and property ownership, as well as miscellaneous community improvements such as bike racks and monument signs.

Mr. Conway inquired about the permitting timeline. Level Engineering stated that permit applications will be submitted following completion of the final design, anticipated by year-end, and that the permitting process is expected to take several months.

Ms. Prashaw inquired whether project cost estimates had been completed and whether sufficient contingency had been incorporated into the budget. It was confirmed that cost estimates have been prepared and adequate contingency has been included.

Additional questions from the public were asked related to the project timeline, the Construction Manager at Risk (CMAR) delivery method, and the length of the proposed pool.

A member of the public also inquired whether Cimarron Metropolitan District would be contributing funds toward the District's drainage improvements and trail repair projects. It was clarified that no such funding is anticipated.

Mr. Duran Rodriguez presented information regarding the District's outstanding debt, including the Series 2019 and Series 2020 General Obligation and Special Revenue Bonds, and reviewed the current outstanding principal balances.

Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures of the District in Relation to its Adopted Budget, for the Calendar Year:

Mr. Duran-Rodriguez presented the Unaudited Financial Statements.

2027 Regular Election and Self-Nomination and Acceptance Forms:

The Board and Attorney Vander Wall discussed the process for the 2027 regular election, including the availability and submission timeline for self-nomination and acceptance forms, and encouraged community participation.

Public Questions:

Ms. Trahan inquired about the plan and timing to improve roads. It was noted the City of Arvada is responsible for road improvements, including repaving and bike lane maintenance, and the District is not financially responsible for these projects.

A member of the public inquired about the District's pool access program, including revenues generated from non-resident memberships, the number of memberships sold, and whether expanding access is appropriate given that the community currently has only one pool. The Board responded that due to the use of public funds, the District must allow non-residents to purchase pool access at a reasonable annual fee, currently set at \$1,500. However, few, if any, non-residents have purchased access, and the District enforces access through keycards, wristbands and monitors.

Several members of the public expressed support for the District's deliberative decision-making process and the Board's efforts to make informed decisions regarding the maintenance and improvement of community assets.

A member of the public inquired about permitting artificial turf in front yards. The Board explained that Arvada does not permit the installation of artificial turf in front yards and state law may restrict it as well, with certain exceptions. Existing artificial turf may be grandfathered in, but new installations in common areas are generally not allowed.

Additional questions were raised regarding irrigation and sprinkler systems at Sarah George Park. The Board acknowledged the comment and stated that the issue would be addressed in the regular meeting, noting different requirements for partial irrigation systems.

ADJOURNMENT

The Board adjourned the meeting at 5:55 p.m.