

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
August 18, 2026

A regular meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, August 18, 2026, at 5:00 p.m., at Candelas Parkview Swim and Fitness Club, 19865 W. 94th Avenue, Arvada, Colorado 80007. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Anna Smith, Vice President
Paul Hoisington, Treasurer
D. Blake Rehberg, Secretary

Peter Schulte, President, and Joseph F. Lanzetta, Assistant Secretary, were absent and excused.

Also, in attendance were:

Lisa Johnson, Alex Clem and Alonso Duran-Rodriguez; CliftonLarsonAllen LLP (“CLA”)
Barbara Vander Wall, Esq. and Russell Newton, Esq.; Seter, Vander Wall & Mielke, P.C.
 (“SVW”)
Elizabeth Black; Goodwin & Company (“Goodwin”)
Jay Blackburn and James Fieman; Level Engineering (“Level”)
Eric VanLaren; Environmental Designs LLC (“EDLLC”)
Jaime Kubik, Kristi Harrison, Dale Meier, Jeb Benson and other Members of the Public

ADMINISTRATIVE MATTERS

Call to Order, Quorum, Location of Meeting and Posting of Meeting Notices:

The Board called the meeting to order at 5:00 p.m. The Board confirmed the presence of a quorum.

The Board noted the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. The Board determined to conduct the meeting at the above-stated date, time and location, which is included within the boundaries of the District as well as via Microsoft Teams. It was further noted that notice of the time, date and location was duly 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 have been received.

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 with regard to 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 statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Agenda:

The Board reviewed the agenda. Following review, upon a motion made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the agenda, as presented.

COVENANT ENFORCEMENT MATTERS**CDRC Committee:****Variance Updates:**

None.

Changes to Design Guidelines related to Removal of Certain Trees from the Approved Tree List:

Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the changes to the Design Guidelines related to the removal of certain trees from the approved tree list.

Executive Session: If needed, an executive session may be called for the purpose of consultation with legal counsel on specific legal questions related to: (1) the Verified Complaint filed in Jefferson County District Court Case No. 2026CV030854, and (2) Case No. 2025CV31596 regarding 9424 Noble Way, pursuant to §24-6-402(4)(b), C.R.S.:

An Executive Session was not needed.

PUBLIC COMMENT

Kelly Doller presented her circumstances regarding a painting project and District covenant violations; she discussed her concern regarding current violation fines that have been assessed in relation to not being in compliance with the painting guidelines. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director

Hoisington and, upon vote, unanimously carried, the Board directed staff to remove the fine from Ms. Doller's account based on the facts presented.

Cindy Detalo requested an update regarding 9424 Noble Way. Attorney Vander Wall responded that the case is still with the courts.

Todd Threw inquired regarding the loungers at the pool, noting that many are missing slats and asked if they would be replaced. The Board directed Goodwin to work on fixing the loungers.

CONSENT AGENDA

Minutes from July 21, 2026 Regular Board Meeting and July 21, 2026 Annual Meeting

Proposal from Major Heating & Air Conditioning to Restore Functionality of Air Conditioning at TownView in the amount of \$1,932.25

Change Order No. 9 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation to install backflow at Torrey Way in the amount of \$1,172.14

Change Order No. 10 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation to Install Backflow at Sarah George in the amount of \$1,172.14

Service Agreement for Foxtail Pond Replacement Aerator Installation & Seasonal Resource Mitigation Services with Colorado Pond and Lake, LLC in the amount of \$14,756.97

Following review and discussion, upon a motion made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

OPERATIONS AND MAINTENANCE MATTERS

Landscape Update:

Mr. VanLaren provided an update regarding the current water usage and items that the Environmental Designs LLC crews are working on. Mr. VanLaren presented three proposals to the Board. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved a proposal from Environmental Designs LLC for backflow part replacements in the amount of \$1,521.13, a proposal from Environmental Designs LLC to repair a mainline leak at Maverick Mesa in the amount of \$2000.00 and a proposal from Environmental Designs LLC to repair a mainline leak at W. 95th Ave. in the amount of \$2,000.00.

Proposals from EDLLC:**Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Irrigation (Sarah George Drip Conversion) in the amount of \$2,296.96:**

Mr. VanLaren presented the proposal to the Board. Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Irrigation (Sarah George drip conversion) in the amount of \$2,296.96.

Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Irrigation (Big Dry Creek Drip Valve Addition) in the amount of \$1,153.94:

Mr. VanLaren presented the proposal to the Board. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs, LLC for Candelas Filings 1-4, 2026 Irrigation (Big Dry Creek Drip Valve Addition) in the amount of \$1,153.94.

ENGINEERING MATTERS**Engineer's Report:**

Mr. Blackburn and Mr. Fieman presented the engineering report to the Board.

Publication of the Advertisement to Prospective Contractors for the Candelas TownView Pool Replacement Project:

Following review and discussion, upon a motion duly made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the publication of the advertisement to prospective contractors for the Candelas TownView Pool Replacement Project.

Request for Proposals to Replace Bike Racks:

Following review and discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the request for proposals to replace bike racks.

Amendment No. 1 to Task Order I – Stormwater Facilities Maintenance related to 2025 General Services Agreement with Level Engineering, LLC in the amount of \$3,383.75:

Following review and discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved Amendment No. 1 to Task Order I – Stormwater Facilities Maintenance

related to 2025 General Services Agreement with Level Engineering, LLC in the amount of \$3,383.75.

Jeffco Trails Partnership Program (TPP) Grant Application:

Mr. Fieman provided an update regarding the Jeffco TPP Grant Application and explained the proposal to the Board. No action was needed.

Candelas Stormwater Facilities Maintenance Project:

Mr. Blackburn and Mr. Fieman provided an update for the Board regarding the Candelas Stormwater Facilities Maintenance Project and reviewed the plan to move forward on the maintenance projects. CMH Concrete is procuring the required permits and will begin work once the permits are issued.

FINANCIAL MATTERS

July 2026 Variance Report, June 30, 2026 Unaudited Financial Statements, Payment of Claims in the amount of \$217,992.57, Schedule of Cash Position and Property Taxes Reconciliation:

Mr. Duran-Rodriguez reviewed the July 2026 variance report, June 30, 2026 Unaudited Financial Statements, payment of claims, the schedule of cash position, and the property taxes reconciliation with the Board. Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board accepted the July 2026 Variance Report, June 30, 2026 Unaudited Financial Report, Schedule of Cash Position and Property Taxes Reconciliation, as presented, and ratified the payment of claims in the amount of \$217,992.57, as presented.

COMMITTEE UPDATES

Committees and Reports from the Same:

Landscape Committee:

Mr. Meier provided an update on the 2027 tree event, noting they will begin soliciting proposals in September. Mr. Meier asked if the Board would like to reduce the trees ordered from 70 trees to 50 trees as the event was not as popular and it was hard to plant all 70 last year. The Board agreed to proceed with 70 trees.

Mr. Meier inquired about the fire gate at Tri Pointe Homes. Goodwin will get more information from the fire department.

Alley Lot Committee:

Ms. Black informed the Board that the Alley Lot Committee is planning to reseed some yards. Environmental Designs LLC received approval from the City to provide additional watering to the yards to assist in new growth. Ms. Black also reported that some trees and shrubbery were replaced.

Social/Events Committee:

Ms. Black updated the Board regarding events that have occurred over the last month and noted Candelas Fest will be held this month.

Finance/Audit Committee:

No update was provided.

Sustainability Committee:

Mr. Benson provided an update for the Board, noting that Arbor Day events have been approved by the committee for funding by the CSID. The Candelas Sustainability Committee will be at the Candelas Fest with Xcel Energy. The committee is researching a way to fund the solar lighting at the mail kiosks.

COMMUNITY MANAGEMENT**Community Management Report:**

Ms. Black provided an update for the Board regarding the TownView parking lights, kiosks on Iron Way and the TownView sign. She reported that Major Heating and Air Conditioning performed work at TownView. The Board reported noise coming from the geothermal pipes; Ms. Black will solicit proposals for repairs.

Proposal to Replace Pool Key Cards:

No action was taken.

Proposals from Fitness Gallery to Replace Cybex 625 LED:

The Board reviewed the proposal to replace a treadmill. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the proposal from Fitness Gallery for the Gravity Treadmill - LED in the amount of \$5,774.94.

Proposals to Replace Projector:

The Board reviewed the proposal to replace the projector. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the proposal from 303 Networks, Inc. to install and replace the projector in the amount of \$2,399.98.

AED Training for On-Site Staff:

Following discussion, upon a motion duly made, seconded, and upon vote, unanimously carried, the Board approved a virtual AED training for on-site staff in the amount of \$480 and directed staff to seek reimbursement from safety grants.

Proposal from Major Heating and Air Condition for Air Conditioning Controller in the amount of \$1,861.60:

Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the proposal from Major Heating and Air Conditioning for an air conditioning controller in the amount of \$1,861.60, subject to additional information regarding why a Jade controller is needed, the lifespan of the equipment and final review by Director Hoisington.

Covenant Enforcement and Design Review Report:

The Board reviewed the Covenant Enforcement and Design Review Report and asked questions regarding the number of weeds and violations that are not being sent, noting there are large amounts of weeds in yards within the community. The Board requested the escalation cycle and covenant enforcement process from Goodwin.

DIRECTORS' MATTERS

Fire Mitigation and Scheduling a Meeting with Arvada Fire to Discuss What Residents Can Do to Protect their Property:

Following discussion, the Board directed Goodwin to schedule a meeting to discuss code changes for the community.

MANAGER MATTERS

Manager Report:

Mr. Clem reviewed the Manager Report with the Board.

LEGAL MATTERS

Legal Status Report:

Attorney Vander Wall reviewed the report with the Board and noted the team continues to work with Cimarron Metropolitan District regarding transition action items.

Resolution regarding Amendment to the Policies and Procedures Governing the Recreation Amenities:

Attorney Vander Wall reviewed the resolution with the Board, which extends the privileges ban from 48 to 72 hours by the pool attendance or management for disorderly conduct, and clarifies such behavior as a first offense under the District policies. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board adopted the Resolution regarding Amendment to the Policies and Procedures Governing the Recreation Amenities.

EXECUTIVE SESSION: If needed, an executive session may be called by the Vauxmont Metropolitan District Board for specific purposes authorized pursuant to § 24-6-402(4), C.R.S.; and only after announcement at the public meeting of the specific topic for discussion and the statutory citation authorizing the executive session, and a 2/3 vote of the quorum present of the Board:

An Executive Session was not needed.

OTHER BUSINESS

Quorum for September 21, 2026 Special Meeting:

A quorum was confirmed for the September 21, 2026 special meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 7:38 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting