

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
FEBRUARY 17, 2026

A regular meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, February 17, 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:

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.
Lindsay Smith, Esq.; Winzenburg, Leff, Purvis & Payne, LLP (“WLPP”)
Elizabeth Black; Goodwin & Co. (“Goodwin”)
Jay Blackburn and James Fieman; Level Engineering
Carmen Babcock; North Jeffco Swim Team
Pamela Hack, Harvey Newman, Jamie Kubik, Kim Cook, Mary Adams, Ross Gaddie,
Shelly De Feo, Jefferson Kellogg and Jim Martinez; Members of the Public

ADMINISTRATIVE MATTERS

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

The meeting was called to order at 5:02 p.m. by Director Schulte. 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 Smith and, upon vote, unanimously carried, the Board approved the agenda, as presented.

COVENANT ENFORCEMENT MATTERS

EXECUTIVE SESSION (If needed, an executive session may be called for specific purposes authorized pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of consultation with legal counsel on specific legal questions related to legal advice on covenant enforcement matters regarding 19956 W. 93rd Ave. and 9424 Noble Way; 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.):

Upon a motion duly made by Director Smith, seconded by Director Hoisington and, upon vote, unanimously carried, the Board entered into Executive Session to go into executive session for the purpose of consultation with legal counsel on specific legal questions related to covenant enforcement matters, pursuant to § 24-6-402(4)(b), C.R.S., at 5:06 p.m.

Upon a motion duly made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board exited from Executive Session at 5:18 p.m.

No action was taken.

CDRC Committee:**Variance Updates:**

None.

Request for Variance Regarding 19956 W. 93rd Ave.:

The Board discussed the need to approve the form before proceeding with the applicant's submission. No action was taken.

Variance Request Form:

The Board reviewed the Variance Request Form. Following review, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Variance Request Form, as presented.

PUBLIC COMMENT

Jim Martinez addressed the Board regarding solar panel street lighting along Candelas Parkway.

CONSENT AGENDA**Minutes from January 29, 2026 Special Board Meeting**

Change Order No. 4 to Service Agreement for Irrigation Enhancement (Filings 1-4) with Environmental Designs for the installation of drip indicator heads on drip irrigation zones throughout Candelas – in the amount of \$7,658.63

Change Order No. 5 to Service Agreement for Irrigation Enhancement (Filings 1-4) with Environmental Designs for conversion of select landscape beds to drip irrigation in the amount of \$26,014.78

Change Order No. 6 to Service Agreement for Irrigation Enhancement (Filings 1-4) with Environmental Designs for replacement of one backflow preventer in Filings 1-4 and one backflow preventer in Alley Lot Homes in the amount of \$8,153.19

Change Order No. 20 to Service Agreement for Landscape Maintenance Services for Filings 1-4 (Exclusive of Alley Lots Homes) with Environmental Designs for Candelas Parkway tree replacements in the amount of \$2,628.01

Change Order No. 1 with Environmental Designs to Service Agreement for Winter Watering for Filings 1-4 (Exclusive of Alley Lot Homes) for two rounds of winter watering in the amount of \$3,600.00

Task Order J for 2026 Extension of Term through December 31, 2026 in an amount not to exceed \$100,000.00

Task Order K for 2026 Annual Infrastructure Maintenance Coordination in an amount not to exceed \$7,000.00

Task Order L for TownView Pool Replacement Design and Consulting in an amount not to exceed \$106,000.00

Task Order M for Trails Erosion Mitigation, Drainage, and Safety Improvements Design in an amount not to exceed \$28,000.00

Work Order No. 7 to Service Agreement for District Community Management Services with Goodwin & Company for Solar Lighting at Mailbox Kiosks in the amount of \$2,200.00

The Board reviewed the Consent Agenda and clarified that the tree replacements along Dallas Parkway were due to vandalism, specifically trees that were run over by a car. Discussion ensued regarding the process for documenting the incident and pursuing insurance claims. Ms. Black confirmed that a police report was obtained and the District is working with State Farm Insurance to recover costs for the damaged trees, with ongoing efforts to separate the incident from other maintenance expenses.

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

OPERATIONS AND MAINTENANCE MATTERS

Landscape Update:

Mr. Clem presented an update to the Board regarding ongoing landscape maintenance efforts. The trimming of ornamental grass and perennials is scheduled for completion by the end of this week or early next week. Winter shrub pruning commenced today and will continue through month-end. The approved irrigation conversion and installation of drip indicators are in progress and anticipated to conclude during the first week of March. The sixth cycle of winter watering is planned for next week and drain cleaning for the month has been successfully completed.

The timeline for Juniper trimming was discussed, with the initial plan set for winter. However, it was acknowledged that due to snow requirements, the work may be postponed until spring.

The Board expressed their gratitude to CLA for sponsoring the Arbor Day Event.

ENGINEERING MATTERS

Engineer's Report:

TownView Pool Demolition:

Pay Application No. 2 to Reliant Construction for the Candelas TownView Pool Demolition Project in the amount of \$46,794.46:

Mr. Fieman presented the Pay Application to the Board. Following discussion, upon a motion made by Director Hoisington, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved Pay Application No. 2 to Reliant Construction for the Candelas TownView Pool Demolition Project in the amount of \$46,794.46.

Change Order No. 1 to Candelas TownView Pool Demolition Project with Reliant Construction in the amount of \$3,945.80:

Mr. Fieman presented the Change Order to the Board. Following discussion, upon a motion made by Director Hoisington, seconded by Director Smith and, upon vote, unanimously carried, the Board approved Change Order No. 1 to Candelas TownView Pool Demolition Project with Reliant Construction in the amount of \$3,945.80.

Candelas Stormwater Facilities Maintenance Project:

Publicize for Bids on March 5, 2026:

Mr. Fieman reviewed the publication for bids process with the Board and requested the release of advertisement for the bids. Attorney Vander Wall noted that the work will impact some tracts and recommended transferring parcels to the District from Cimarron Metropolitan District prior to the work. Discussion ensued regarding channel restoration, stream bank stabilization, and sediment removal.

Following discussion, upon a motion made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved to proceed with the publication of bids.

Request for Corps Jurisdictional Determination (JD) Form:

Mr. Fieman reviewed the form with the Board. Discussion ensued regarding future permit requirements for Big Dry Creek. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the Request for Corps Jurisdictional Determination (JD) Form.

Martin/Martin Comment Response Letter Regarding Tract A4 Slope Stabilization Improvements to Cimarron:

Mr. Fieman reviewed with the Board, noting that coordination is ongoing with Cimarron Metropolitan District and Martin/Martin regarding the slope stabilization, including the need for updated development plans and removal of soft trail sections for approval by the City of Arvada. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved to send Martin/Martin comment response letter regarding Tract A4 slope stabilization improvements to Cimarron Metropolitan District.

Update on Restoring Power to the TownView Monument Sign at McIntyre Street:

Mr. Fieman discussed the ongoing issues with restoring power to the TownView monument sign, noting conflicting reports from electricians. Following discussion, the Board directed legal counsel to coordinate with Level Engineering for the purpose of

sending a demand letter to TriPointe, regarding the restoration of power to the monument sign.

FINANCIAL MATTERS

January 2026 Variance Report, Payment of Claims in the amount of \$18,044.91, December 31, 2025 Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation:

Mr. Duran Rodriguez reviewed the January 2026 variance report, payment of claims, the schedule of cash position updated as of February 6, 2026, and the property taxes reconciliation with the Board. Following discussion, upon a motion duly made by Director Hoisington, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the January 2026 variance report, the schedule of cash position and the property taxes reconciliation, as presented, and ratified the payment of claims in the amount of \$18,044.91, as presented.

The acceptance of the December 31, 2025 Unaudited Financial Statements was deferred to the March Board meeting.

Engagement of D.A. Davidson Regarding Lease Financing:

Following review, upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the engagement of D.A. Davidson regarding lease financing.

Engagement of Butler Snow LLP Regarding Lease Financing:

Following review, upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the engagement of Butler Snow LLP regarding lease financing.

COMMITTEE UPDATES

Committees and Reports from the Same:

Landscape Committee:

The landscape committee update was previously provided under Operations and Maintenance matters.

Alley Lots Committee:

No update was provided.

Social/Events Committee:

Ms. Black provided an update to the Board. Discussion ensued regarding plans for the upcoming Easter event.

Proposal from Artistic Event Entertainment, LLC for Easter Event:

Ms. Black reviewed the proposal with the Board, noting that the event is planned to take place on April 4, 2026. The Bo Peep character is scheduled to perform and back up plans are in place if inclement weather is to occur. There was further discussion regarding additional estimates for including the Easter Bunny and egg purchases. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board approved the proposal from Artistic Event Entertainment, LLC for the Easter event.

Authorization of Funds for Easter Event:

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Hoisington and, upon vote, unanimously carried, the Board authorized funds for the Easter event, including the proposal from Artistic Event Entertainment, LLC, in an amount not to exceed \$1,575.00.

Finance/Audit Committee:**Appointment of Eileen Kerby to the Finance/Audit Committee:**

Ms. Black discussed the appointment of new committee members to the Finance/Audit Committee and the Sustainability Committee with the Board. The Board considered the appointment of Eileen Kerby to the Finance/Audit Committee and Lee Lautman to the Sustainability Committee, and restated the requirement for written interest letters. Attorney Vander Wall noted the special criteria required to join the Sustainability Committee and clarified the structure of each committee. No action was taken.

Sustainability Committee:

Ms. Black discussed this item under the Finance/Audit Committee update.

Partners in Energy Newsletter:

The Board discussed the inclusion of resident opinion pieces or contractor directories in the newsletter and directed the limitation of content to utility-related information and to avoid business or political endorsements.

Ms. Black presented a request from a resident regarding QRES vendors. The Board requested a list of contractors and the requirements needed to join it, ensuring equal opportunity for all. No action was taken.

COMMUNITY MANAGEMENT

Community Management Report:

Ms. Black presented the report to the Board.

North Jeffco Swim Team 2026 Swim Lessons:

Ms. Black discussed the North Jeffco Swim Team lessons with the Board. Ms. Babcock confirmed that the North Jeffco Swim Program would be limited to Candelas residents. Following discussion, the Board requested a written proposal from North Jeffco Swim Team for consideration.

Proposals for Monthly Gym Equipment Maintenance Inspection and Repair:

Ms. Black presented two proposals to the Board. After discussing inspection scope, frequency, and cost, the Board directed Goodwin staff to obtain a quarterly preventative maintenance agreement from Fitness Gallery for review at the March meeting.

The Board also considered the importance of conducting routine evaluations of playground equipment. Goodwin will solicit and present proposals to do so at a future meeting.

The Board further discussed the Fire Safety Open House with the Fire Department and requested Code Red sign-up information be added to the community newsletter. Ms. Black shared that Community Garden reservations are coming up and security camera proposals will be reviewed for consideration at the March meeting. The Board also requested to expedite repairs on monument signs and lettering.

Covenant Enforcement and Design Review Report:

Ms. Black reviewed the Covenant Enforcement and Design Review Report with the Board, noting ongoing issues with trash pickup and illegal dumping at TownView, including efforts to obtain refunds from Republic and improvement in communication with cleaning crews. It was noted that “no-dumping” signs were installed throughout the community.

The Board emphasized that cleaning crews should inform community management when trash cans are nearly full or if they are experiencing other related problems. The Board highlighted that all issues should be reported to Republic promptly.

Updated Design Guidelines Regarding the Installation of Generators:

Ms. Black reviewed the potential update to the design guidelines with the Board. The Board requested that the guidelines include language to confirm the prohibition of the placement of generators under the homeowners’ bedroom windows, as well as ensuring compliance with noise standards and other related regulations provided

by the City of Arvada. Legal counsel will draft a resolution for the design guidelines to present to the Board for consideration. Following review and discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the updated Design Guidelines regarding the installation of generators as discussed.

Update on Rocky Flats and Inclusion in Upcoming Newsletter:

This matter was previously discussed.

DIRECTORS' MATTERS

Management Responses to Residents and Staffing at Facilities:

This matter was discussed previously under Community Management.

Update on Copier/Printer:

This matter was discussed previously under Community Management.

Additional Information Added to Weekly Newsletters:

The Board emphasized maintaining weekly newsletter schedules.

Scheduling a Community Meeting with the Arvada Fire Protection District Regarding Fire Safety:

This matter was previously discussed.

MANAGER MATTERS

Manager Report:

Mr. Clem reviewed the Manager Report with the Board. No action was taken.

LEGAL MATTERS

Legal Status Report:

Attorney Newton presented the report to the Board. No action was taken.

Amendment to Resolution Adopting a Policy Regarding the Unauthorized Use of District Property:

Attorney Newton presented the Resolution to the Board. It was noted that the document will be circulated for signatures soon. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, majority carried, the Board approved the Amendment to Resolution Adopting a Policy Regarding the Unauthorized Use of District Property.

Update Regarding the Transition from Cimarron Metro District to Vauxmont Metro District (“CMD VMD”) and Proposal for Arvada Residential Partners Developer Reimbursement Terms:

EXECUTIVE SESSION (If needed, an executive session may be called for specific purposes authorized pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of consultation with legal counsel on specific legal questions related to legal advice and to develop negotiating positions regarding the conveyance of property from CMD to VMD, including Jefferson County Parcel Nos. 20-241-01-046, 20-231-02-022, and 20-242-10-054; 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.):.

Upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board entered into executive session for the purpose of consultation with legal counsel on specific legal questions related to legal advice and to develop negotiating positions regarding the conveyance of property from CMD to VMD, pursuant to § 24-6-402(4)(b) and (e), C.R.S. at 6:56 p.m.

Upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board exited from Executive Session at 7:36 p.m.

Following Executive Session, upon a motion duly made by Director Hoisington, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the CLA Engagement Letter for Financial Forecasting Services for a potential lease option, subject to final review and execution by Director Schulte.

OTHER BUSINESS

March 17, 2026 Regular Meeting:

A quorum was confirmed for the March 17, 2026 Regular Meeting.

ADJOURNMENT

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