MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
VAUXMONT METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JUNE 4, 2026

A special meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, June 4, 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
D. Blake Rehberg, Secretary
Joseph F. Lanzetta, Assistant Secretary

Anna Smith, Vice President, and Paul Hoisington, Treasurer, were absent and excused.

Also, in attendance were:

Lisa Johnson, Marlena Brzeska-Cloyd and Alonso Duran Rodriguez; CliftonLarsonAllen LLP ("CLA")
Barbara Vander Wall, Esq. and Russell Newton, Esq.; Seter, Vander Wall & Mielke, P.C.
Elizabeth Black; Goodwin & Co. ("Goodwin")
Jay Blackburn; Level Engineering ("Level")
Eric VanLaren; Environmental Designs LLC ("EDLLC")
Dale Meier, Matt Schulze, Christine Robenalt, Kerry Hobday, Mark Zeigler 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 5:03 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 Rehberg, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the agenda, as presented.

COVENANT ENFORCEMENT MATTERS

CDRC Committee:

Variance Updates:

None.

18906 W. 93rd Ave:

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board denied the variance request of 18906 W. 93rd Ave. due to insufficient documentation.

9424 Noble Way:

Attorney Newton provided an update for the Board on the legal proceedings regarding 9424 Noble Way.

Additionally, the Board was informed of a lawsuit filed by a homeowner against the District and an adjacent homeowner, regarding covenant enforcement issues. The District is seeking dismissal of the claims.

Jefferson County District Court Case No. 2026CV030854:

An executive session was not needed.

PUBLIC COMMENT

Christine Robenalt addressed the Board regarding her proposal for cost-free pool aerobic classes for residents. The Board noted this item is included under Directors Matters and will be discussed and considered for approval at that time.

Dale Meier addressed the Board regarding the condition of the community room, noting broken chairs, deteriorating paint, and issues with audio video system. The Board directed management staff to assess damage and provide estimates for repair or replacement.

Mark Zeigler addressed the Board about the open space, deterioration of landscaping, and damage on the trail and provided photos. The Board confirmed funds are budgeted and directed that photos be submitted to the management staff to coordinate landscaping review and repairs.

Further discussion occurred regarding the rut in the gravel path and possible long-term repairs. A potential sinkhole concern was evaluated by Level and determined not to be a sinkhole or a subgrade stability issue. Instead, the condition appears to be an erosion rill, likely caused by recent stormwater flow across the trail from adjacent open space. Mr. Blackburn also noted that Level is pursuing a potential $250,000 matching grant for future trail improvements within the District.

Kerry Hobday raised concerns about a chip-seal project by the City of Arvada, noting excessive loose gravel, potential damage to roofs and storm drains, dissatisfaction with communication from the city and contractors, and a desire to document any damages so the responsible parties can cover repair costs. EDLLC will monitor the area and will also inspect the drain inlets for potential damage.

CONSENT AGENDA

Minutes from April 21, 2026 Regular Board Meeting

Proposal from Environmental Designs LLC for landscape enhancement following vehicle accident in Candelas – Filings 1-4 in the amount of $7,112.22

Service Agreement for Irrigation Enhancement and/or Repairs for Filings 1-4 (Exclusive of Alley Lots Homes) with Environmental Designs LLC for 2026 irrigation start up in Candelas in the amount of $18,045.08

Change Order No. 1 to Service Agreement for Irrigation Enhancement and/or Repairs for Filings 1-4 (Exclusive of Alley Lots Homes) with Environmental Designs LLC for large backflow replacement doors in Candelas – Filings 1-4 in the amount of $1,957.59

Change Order No. 2 to Service Agreement for Landscape Maintenance for Filings 1-4 (Exclusive of Alley Lots Homes) with Environmental Designs LLC for mulch refresh in Candelas – Filings 1-4 in the amount of $1,260.73

Agreement for Services with Arapahoe County Security Center, Inc. for security cameras in the amount of $17,358.35

Services Agreement for Playground Inspection Services with Rocky Mountain Playground Services, LTD. in an amount not to exceed $1,750.00 per year

Task Order No. 1 to Services Agreement for Playground Inspection Services with Rocky Mountain Playground Services, LTD. for playground tunnel repair in the amount of $1,655.99

Repair of irrigation mainline leak at 9425 Kilmer Way from EDLLC in the amount not to exceed $1,500

Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (McIntyre/94th mainline repair) in the amount of $2,000.00

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

OPERATIONS AND MAINTENANCE MATTERS

Landscape Update:

Mr. VanLaren provided an update for the Board, noting the turf has responded well. Watering occurs two days per week, with a possible increase to three days as temperatures rise. Resident concerns about overgrowth were discussed, and treatment work is scheduled for next week. Mr. VanLaren noted approximately 90% of the thistle has been eliminated. Education regarding native grasses will continue, with EDLLC and Goodwin sharing information in the newsletter. Discussion also ensued regarding irrigation.

Proposals from EDLLC:

Enhancements:

Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Enhancement (paint backflows) in the amount of $933.52:

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Enhancement (paint backflows) in the amount of $933.52.

Landscape Enhancement Agreement from Environmental Designs for Candelas Alley Homes, 2026 Enhancement (trees, shrubs, turf) in the amount of $19,711.15:

Mr. VanLaren presented the proposal for tree and shrub replacement in areas with standing water, opting for swamp white oaks and noted warranty-based shrub replacements are worth considering, if needed. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Landscape Enhancement Agreement from Environmental Designs for

Candelas Alley Homes, 2026 Enhancement (trees, shrubs, turf) in the amount of $19,711.15.

Irrigation Repairs:

Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (Culebra/Hwy. 72 debris line investigation) in the amount of $3,000.00:

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (Culebra/Hwy. 72 debris line investigation) in the amount of $3,000.00.

The Board discussed a proposal to control voles damaging some irrigation systems and tree roots in an estimated cost of $8,000 - $10,000 to treat valve boxes and agreed to expedite the proposal upon receipt from EDLLC.

Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (Anvil St./95th Ln. mainline repair) in the amount of $2,000.00:

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (Anvil St./95th Ln. mainline repair) in the amount of $2,000.00.

Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (backflow gasket kit installation near Joyce Way) in the amount of $1,172.14:

Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Change Order from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation (backflow gasket kit installation near Joyce Way) in the amount of $1,172.14

ENGINEERING MATTERS

Engineer's Report:

Mr. Blackburn presented the engineering report to the Board.

Contract with CMH Concrete for Candelas Stormwater Facilities Maintenance Project:

Mr. Blackburn recommended awarding the sediment removal project to CMH Concrete. Following review and discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board awarded the contract to CMH Concrete for Candelas Stormwater Facilities Maintenance Project in an amount not to exceed $269,433.00.

TownView Pool Project:

Mr. Blackburn reported 90% completion of pool plans, with structural and site plans expected by August. Level will solicit a Construction Manager at Risk contract and review sustainability improvements, including solar battery storage. No action was taken.

Amendment to the Task Order H for Design and Construction Administration Related to Demolition of TownView Pool in an amount not to exceed $964.43 with Level Engineering, LLC:

Following review and discussion, upon a motion duly made by Director Rehberg, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the Amendment to the Task Order H for Design and Construction Administration Related to Demolition of TownView Pool in an amount not to exceed $964.43 with Level Engineering, LLC.

Update on Restoring Power to the TownView Monument Sign at McIntyre Street and Monuments within the Community:

Mr. Blackburn provided an update for the Board, noting that restoring power to this location would be challenging and potentially costly. Goodwin will continue coordinating with Level on next steps.

Discussion ensued regarding trail maintenance and ownership. No action was taken.

FINANCIAL MATTERS

May 2026 Variance Report, Payment of Claims in the amount of $143,932.61, March 31, 2026 Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation:

Mr. Duran Rodriguez reviewed the May 2026 variance report, payment of claims, March 31, 2026 Unaudited Financial Statements, the schedule of cash position, and the property taxes reconciliation with the Board. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board accepted the May 2026 Variance Report, March 31, 2026 Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation, as presented, and ratified the payment of claims in the amount of $143,932.61, as presented.

Lease Purchase Financing for the Pool Replacement Project:

Ms. Johnson and Mr. Duran Rodriguez confirmed successful closure of lease purchase financing for the pool replacement project, with funds secured and accruing interest in the project fund, ensuring timely progress.

COMMITTEE UPDATES

Committees and Reports from the Same:

Landscape Committee:

Mr. Meier provided an update to the Board on behalf of the landscape committee, noting 92 locust trees were identified as needing removal due to a fungus. The Landscape Committee recommends removal of the trees as well as excluding locust trees from the approved plant list for the community.

Alley Lots Committee:

Mr. VanLaren reported a walk with the committee members was conducted to assess streetscapes, identifying dead trees and lawns, with plans to plant shrubs and address rabbit-related damage.

Social/Events Committee:

Ms. Black provided an update for the Board, noting that garage sales are scheduled for this weekend, followed by a Salvation Army donation event next weekend. The 4th of July parade is planned from 11:30 a.m. to 1:00 p.m., led by a brush fire truck. Discussion ensued regarding newsletter updates and planned summer movies in the park.

Finance/Audit Committee:

No update was provided.

Sustainability Committee:

No update was provided.

COMMUNITY MANAGEMENT

Community Management Report:

Ms. Black presented the report to the Board.

Annual Preventative Maintenance Agreement (Burglar, Camera, Access Control) with 303 Networks, Inc.:

Ms. Black presented the proposal to the Board. The Board deferred this item and requested more information be available at the next Board meeting.

Playground Equipment Low Frequency Inspection Results:

Ms. Black presented the inspection results to the Board, noting the recommendations for damage that needs to be repaired. The Board requested a list of priorities to guide budgeted repairs based on park activity levels.

Proposal for Bench Replacement:

Ms. Black presented the proposal to the Board. Discussion ensued regarding the party responsible and repair costs. The Board directed Goodwin staff to gather more information for consideration once details are clarified.

Covenant Enforcement and Design Review Report:

The Board addressed delays in architectural control application reviews, establishing a policy to deny requests lacking information and requiring applicants to undo unapproved work. Legal counsel confirmed this aligns with District guidelines.

Ms. Black reported complaints regarding deceased trees and provided an update following a recent landscape walk. Ongoing issues with bike racks were discussed, with repairs to be completed again and a reminder to be included in the newsletter regarding proper use. The Board also discussed amenity use policies and enforcement and noted that repeat violations of public space rules may result in restricted pool access.

DIRECTORS' MATTERS

ParkView Pool Operating and Weekend Hours:

The Board noted this is resolved.

Free Aqua Aerobics Class for Candelas Residents:

Following discussion, upon a motion, second and, upon vote, unanimously carried, the Board approved the request to teach a free water aerobics class for residents on Friday mornings, subject to proper insurance coverage and confirmation there is no conflict with other pool activities.

Damaged Monument Sign:

This matter was deferred.

Electricity at Gazebos:

This matter was deferred.

District Fencing and Gates:

This matter was deferred.

Foxtail Stormwater Maintenance Facility:

This matter was deferred.

Active Vandalism in the Community:

This matter was deferred.

MANAGER MATTERS

Manager Report:

Ms. Johnson reviewed the Manager Report with the Board.

SDA Conference:

Ms. Johnson provided information regarding the SDA Conference for the Board. Director Rehberg expressed interest in attending.

LEGAL MATTERS

Legal Status Report:

Attorney Newton reviewed the report with the Board.

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

Attorney Newton provided an update for the Board. No action was taken.

EXECUTIVE SESSION (if needed, an executive session may be called for the purposes of consultation with legal counsel on specific legal questions and developing negotiating positions related to financial terms and negotiations for the transition between CMD and VMD, pursuant to §24-6-402(4)(b) and (e), 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

July 21, 2026 Regular Meeting and Annual Meeting:

The Board discussed the regular meeting and annual meeting, noting that Goodwin will provide information in the newsletter and CLA will mail notices to residents. The Board also discussed rescheduling the September 15, 2026 regular meeting. No action was taken.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 6:38 p.m.