

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JANUARY 29, 2026

A special meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, January 29, 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, Peter Maleski, Alonso Duran Rodriguez and Sam Uzzan; CliftonLarsonAllen LLP (“CLA”)
Barbara Vander Wall Esq.; Seter, Vander Wall & Mielke, P.C.
Elizabeth Black and Shannon Torgerson; Goodwin & Co. (“Goodwin”)
Eric VanLaren; Environmental Designs LLC (“EDLLC”)
Jay Blackburn and James Fieman; Level Engineering
Carey Smith; WLPPLAW
Dale Meier, Jeb Benson, Pamela Hack, Denise Kuhn; 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 5:00 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 Smith, seconded by Director Rehberg 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), 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.):

Upon a motion duly made by Director Smith 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., seconded by Director Lanzetta and, upon vote, unanimously carried, the Board entered into Executive Session at 5:02 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 5:28 p.m.

No action was taken.

CDRC Committee:**Variance Updates:**

None.

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

The Board directed the resident at 19956 W. 93rd Ave. to submit a formal variance request including photographs of the vehicle's interior and documented approval from neighboring residents. The Board noted that variances will only be considered upon the proper submission of an official variance request and verbal

requests will not be considered.

Update regarding Health and Safety Violation at 9494 Flattop St.:

The Board clarified that the District's involvement in the health and safety issue at 9494 Flattop St. is limited to applicable fines for covenant violations; the issue of animals on the property, as it falls under city jurisdiction. The affected resident is advised to seek legal counsel.

PUBLIC COMMENT

Jim Martinez addressed the Board inquiring about the ownership and maintenance of street lighting in the neighborhood. The Board noted that the District owns the street lighting on one side of the area while Xcel Energy owns the other, and that the number of lights is limited by the dark sky ordinance. The Board directed residents to contact Xcel for repairs.

Matthew Rogers addressed the Board and described a series of escalating harassment incidents involving a neighbor, including verbal abuse, intimidation, and police involvement. The Board addressed Mr. Rogers' statement regarding running a business from his home and parking commercial vehicles, clarifying that both are violations of the District covenants. The District will continue to impose fines as applicable until compliance is achieved and advised that harassment issues are a police matter.

CONSENT AGENDA

Minutes from December 16, 2025 Regular Board Meeting

WLPP Law 2026 Fee Schedule

Agreement with Planet Plumbing for toilet replacement in an amount not to exceed \$1,225

Agreement with Aspen Aquatics, LLC for the Swimming Pool Maintenance and Management for 2026 season in the amount not to exceed \$59,800.00

Second Amendment to Service Agreement for District Community Management Services for 2026 with Goodwin & Company

The Board reviewed the Consent Agenda. Following review and discussion, upon a motion made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Consent Agenda, with revision to the minutes as discussed.

OPERATIONS AND MAINTENANCE MATTERS

Landscape Update:

Proposals from Environmental Designs for 2025 Irrigation Enhancement – Backflow Replacement:

Mr. VanLaren presented the proposals to the Board, noting that insurance will cover most of the expenses, with the District paying the deductible. The Board requested that this item be included in the list of vandalism and theft. Following discussion, upon a motion duly made by Director Smith, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the proposals from Environmental Designs for 2025 Irrigation Enhancement – Backflow Replacement.

Proposal from Environmental Designs for 2026 Irrigation Enhancement - Drip Indicators in Filings 1-4 - in the amount of \$7,658.63:

Mr. VanLaren presented the details of the proposed enhancement, noting that it is expected to support water conservation efforts and facilitate faster detection of leaks. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Proposal from Environmental Designs for 2026 Irrigation Enhancement - Drip Indicators in Filings 1-4 - in the amount of \$7,658.63 and directed staff to submit the proposal to the Sustainability Committee for review and reimbursement consideration.

Proposal from Environmental Designs for 2026 Irrigation Enhancement – Hit Trees Replacement in Filings 1-4 - in the amount of \$2,628.01:

Mr. VanLaren reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Proposal from Environmental Designs for 2026 Irrigation Enhancement - Hit Trees Replacement in Filings 1-4 - in the amount of \$2,628.01, subject to insurance claims being filed and efforts to recover the deductible from the responsible party's car insurance.

Proposal from Environmental Designs for 2026 Irrigation Enhancement – TownView Materials Movement and Storage in Filings 1-4 - in the amount of \$1,617.50:

Mr. VanLaren presented the proposal to the Board regarding the storage of cinder blocks from the Town View pool demolition. The Board declined the proposal and determined to keep the cinder blocks onsite to avoid unnecessary storage costs and to communicate this decision to residents via the newsletter.

Proposal from Environmental Designs for 2026 Irrigation Enhancement – Drip Conversion in Filings 1-4 - in the amount of \$26,014.78:

Mr. VanLaren reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved the Proposal from Environmental Designs for 2026 Irrigation Enhancement – Drip Conversion in Filings 1-4 - in the amount of \$26,014.78 and directed staff to submit the proposal to the Sustainability Committee for review and reimbursement consideration.

The Board requested EDLLC investigate and present further proposals aimed at enhancing the community's sustainability and water conservation efforts.

Unauthorized Use of District Irrigation Water:

The Board addressed the discovery of unauthorized connections to the District's irrigation system made at two separate properties. The Board directed EDLLC staff to disconnect the connections, document the repairs, and send notices and bills to the responsible homeowners. Mr. VanLaren will prepare a proposal and cost estimate outlining the anticipated expenses, which will be billed to the respective homeowners.

The Board directed legal counsel to draft a resolution to impose a fine for the tampering with or unauthorized connection to the District's irrigation system and other utilities in the amount of \$5,000 per occurrence. The intent is to deter future violations and to publicize the policy after formal adoption.

ENGINEERING MATTERS

Engineer's Report:

TownView Pool Demolition:

Pay Application No. 1 to Reliant Construction for the Candelas TownView Pool Demolition Project in the amount of \$137,514.39:

Mr. Blackburn and Mr. Fieman presented the Pay Application to the Board, noting there will be an additional pay application next month. Level is coordinating with Reliant Construction for the final change order. Following discussion, upon a motion made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved Pay Application No. 1 to Reliant Construction for the Candelas TownView Pool Demolition Project in the amount of \$137,514.39.

Certificate of Substantial Completion of TownView Pool Demolition to Reliant Construction (“Reliant”):

Mr. Blackburn and Mr. Fieman presented the Certificate of Substantial Completion for the TownView pool demolition project to the Board. Following discussion, upon a motion made by Director Schulte, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the Certificate of Substantial Completion of TownView Pool Demolition to Reliant.

Task Order No. J for 2026 Extension of Term through December 31, 2026 in an amount not to exceed \$100,000:

Mr. Fieman presented the Task Order to the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Lanzetta and, upon vote, unanimously carried, the Board approved Task Order No. J for 2026 Extension of Term through December 31, 2026 and increase in authorized compensation in an amount not to exceed \$100,000.

Task Order No. K for 2026 Annual Infrastructure Maintenance Coordination in an amount not to exceed \$7,000:

Mr. Fieman presented the proposal for Task Order K to the Board. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the proposal for Task Order No. K for 2026 Annual Infrastructure Maintenance Coordination in an amount not to exceed \$7,000.

Task Order No. L for TownView Pool Replacement Design and Consulting in an amount not to exceed \$106,000:

Mr. Fieman presented the proposal for Task Order L to the Board. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the proposal for Task Order No. L for TownView Pool Replacement Design and Consulting in an amount not to exceed \$106,000.

Task Order No. M for Trails Erosion Mitigation, Drainage, and Safety Improvements Design in an amount not to exceed \$28,000:

Mr. Fieman presented the proposal for Task Order M to the Board. The Board discussed ongoing coordination with developers and the City of Arvada regarding trail restoration, drainage, and acceptance of improvements, ensuring that all requirements are met before district acceptance. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the proposal for Task Order No. M for Trails Erosion Mitigation, Drainage, and Safety Improvements Design in an amount not to exceed \$28,000.

Evaluation of Power to the TownView Monument Sign at McIntyre Street:

Mr. Fieman provided an update on the voltage converter and wiring. The Board directed Level coordinate with TriPoint to restore power to the monument sign.

A question was raised concerning the placement of the rock in the demolished pool area. Level noted the rock serves as a protective barrier for the liner, enhances safety, facilitates maintenance, and helps to prevent further excavation when the new pool is constructed

COMMITTEE UPDATES

Committees and Reports from the Same:

Landscape Committee:

Mr. Meier presented his report to the Board. He discussed the winter watering schedules, tree planting event sponsorship challenges, and ADA compliance for mailbox areas, with follow-up actions assigned to coordinate with the City of Arvada and secure sponsors.

Discussion ensued regarding winter watering, noting that each occurrence costs \$1,800. Following discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved up to two additional rounds of winter watering in the amount not to exceed \$3,600 and directed Goodwin staff to submit the proposal to the Sustainability Committee for review and reimbursement consideration. Mr. Meier noted the February meeting will be cancelled due to the slow season and personal schedules.

Alley Lots Committee:

An update was provided in the Community Manager Report. No action taken.

Social/Events Committee:

An update was provided in the Community Manager Report. No action taken.

Finance/Audit Committee:

An update was provided in the Community Manager Report. No action taken.

Sustainability Committee:

Ms. Black discussed the Partners in Energy Xcel program kick off with the Board, noting that Michael Lephart is the assigned District representative participating in the group, along with the Sustainability Committee members. The Board requested that information regarding the committee meetings be posted on the District website calendar. The Board emphasized the importance of posting committee meeting

schedules and agendas on the District website to ensure resident access and compliance with open meetings requirements.

Discussion ensued regarding xeriscaping and drafting guidelines in cooperation with the Landscaping Committee.

FINANCIAL MATTERS

January 2025 Variance Report, Payment of Claims in the amount of \$293,700.94, 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 January 22, 2026, and the property taxes reconciliation with the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg 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 \$293,700.94, as presented.

COMMUNITY MANAGEMENT

Community Management Report:

Ms. Black presented the report to the Board, highlighting the matter of generators. The District received the first ARC request for a “Generac” generator for residential use. Discussion ensued regarding the permitting, sight, noise, size, color, etc. The Board agreed to follow the City of Arvada’s guidelines for permitting and to establish District-specific requirements regarding location (backyard only), maximum decibel levels, and color compliance, and directed staff to draft these additions to the Design Review Guidelines. It was noted the Arvada Planning Office recommended that a copy of an approved building permit be incorporated as part of the submittal to the District as evidence the generator was professionally installed and has met the requirements of the Arvada Building Department.

Discussion ensued regarding gym equipment maintenance inspection and repair. The Board requested an additional proposal(s) for a monthly gym equipment maintenance inspection and repair.

The Board addressed ongoing issues with mailbox kiosk lighting, discussed contractor performance, and considered alternative vendors to ensure timely repairs and resident safety.

Ms. Torgerson noted that the security proposal for cameras will be presented to the Board at the next meeting.

Ms. Black noted an abandoned car was removed and the towing signs that were taken down and are being reinstalled.

Covenant Enforcement and Design Review Report:

Ms. Black reviewed the Covenant Enforcement and Design Review Report with the Board.

Vandalized Monument Repair:

Ms. Torgerson noted Goodwin obtained a copy of the police report regarding the monument vandalization and is currently soliciting proposals for the repairs. Goodwin is reviewing the relevant documents to determine the specifications of the sign, including the font for the sign. CLA will contact Cimarron MD's district manager to see if they can assist with providing the necessary specifications.

Partners in Energy Program Update:

This matter was discussed under the Community Management Report.

DIRECTORS' MATTERS

Goodwin's Role with Event Planning:

This matter was discussed under Committee Updates.

MANAGER MATTERS

Manager Report:

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

Proposal from Environmental Designs for 2025 Irrigation for Filings 1-4 in the amount of \$2,467.98:

This proposal was addressed under Operations and Maintenance Matters.

Proposal from Environmental Designs for 2025 Irrigation Enhancement for Alley Homes in the amount of \$5,685.21:

This proposal was addressed under Operations and Maintenance Matters.

Proposal from Environmental Designs for 2026 Enhancement for Filings 1-4 in the amount of \$2,628.01:

This proposal was addressed under Operations and Maintenance Matters.

LEGAL MATTERS

Legal Status Report:

Attorney Vander Wall presented the report to the Board. No action was taken.

Update Regarding the Transition from Cimarron Metro District to Vauxmont Metro District (“CMD VMD”):

Legal counsel is coordinating with the title company regarding appropriate title research and work product to ensure proper conveyance of over 100 parcels from Cimarron Metro District to the District, including cost estimates and legal review.

Lease Purchase Option for Funding the TownView Pool Reconstruction:

Attorney Vander Wall updated the Board on using a lease purchase arrangement (COP) to fund the TownView pool reconstruction. The Board is reviewing financial projections and negotiation strategies.

The Board entered into Executive Session at 7:09 p.m.

Upon a motion duly made by Director Smith to go into executive session for the purpose of consultation with legal counsel on specific legal questions related to financing matters, pursuant to § 24-6-402(4)(b), C.R.S., seconded by Director Lanzetta and, upon vote, unanimously carried, the Board exited from Executive Session at 7:45 p.m.

No action was taken.

OTHER BUSINESS

February 17, 2026 Regular Meeting:

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

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 7:46 p.m.