MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AVION METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JUNE 23, 2026

A special meeting of the Board of Directors of the District (referred to hereafter as the "Board") was convened on Tuesday, June 23, 2026, at 6:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Marc Robson
Shawn Hampleton
Tina Woodard
Nicole Dickens

Also In Attendance Were:
Elisabeth A. Cortese, Esq. and Evan Weis, Esq.; McGeady Becher Cortese Williams P.C.
Jerry Jacobs and Brittany Barnett; Timberline Management & Consulting, LLC ("Timberline")
Lindsay Ross; CliftonLarsonAllen LLP ("CLA")

ADMINISTRATIVE MATTERS

Quorum and Disclosures of Potential Conflicts of Interest: The Board noted a quorum was present and 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. No disclosures were made, and it was noted that all Directors are residents of the District.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the Agenda and excused the absence of Rachelle Weigold.

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), of the Colorado Revised Statutes ("C.R.S."), concerning the location of the District's Board meeting. Following discussion, the Board noted this District Board meeting was held via Zoom. The Board further noted that notice of this meeting and the conference/video access was duly posted and that it had not received any objections to the format of the meeting or any requests that the meeting format be changed by taxpaying electors within the District's boundaries.

Minutes: The Board reviewed the minutes of the May 25, 2026 work session and May 26,

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2026 regular meeting. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the minutes of the May 25, 2026 work session and May 26, 2026 regular meeting.

PUBLIC COMMENT

Public Comment: None.

CAPITAL IMPROVEMENTS

Park Improvements

Engineer's Report: The Board reviewed the Engineer's Report provided by Independent District Engineering Services, LLC ("IDES"). Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board acknowledged the Engineer's Report.

District Expenditures Verification Report: The Board reviewed the District Expenditures Verification for June 2026, by IDES, in the amount of $441,163.00. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board accepted District Expenditures Verification for June 2026, in the amount of $441,163.00.

Pay Applications, Change Orders and Invoices: The Board reviewed and considered approval of the following pay applications and/or invoices:

Pay Application No. 13 from ECI Site Construction Management, Inc. ("ECI") in the amount of $431,610.46: Following discussion, upon motion duly made by Director Robson, seconded by Director Dickens, and upon vote unanimously carried, the Board approved the payment of Pay Application No. 13 from ECI in the amount of $431,610.46.

ECI Change Order No. 9 in the amount of $13,762.11: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved Change Order No. 9 under the Construction Contract with ECI for erosion control blanket in the amount of $13,762.11.

Norris Design invoice in the amount of $1,031.18: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved payment of the invoice from Norris Design in the amount of $1,031.18.

Harris Kocher Smith invoice in the amount of $2,530.50: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the payment of the invoice from Harris Kocher Smith in the amount of $2,530.50.

IDES invoice in the amount of $5,990.86: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the payment of the invoice from IDES in the amount of $5,990.86.

Executive Session: The Board determined an executive session was not needed.

FINANCIAL MATTERS

Status of Reimbursement Requests to City of Denver under Avion Park Funding Agreement: The Board discussed the status of reimbursement requests to the City of Denver ("City") under the Avion Park Funding Agreement. No Board action taken.

2025 Audit: Ms. Ross reviewed the 2025 draft audit with the Board. Following review and discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the 2025 Audit, subject to final legal review, and authorized execution of the Representations Letter upon a clean, unmodified opinion from the Auditor.

LEGAL MATTERS

Plat Amendment: Attorney Cortese reported on the status of the plat amendment.

Public Art Requirement: Attorney Cortese reported that the City has requested to schedule a walk-through of the Park. The Board requested Attorney Cortese be present for the walk-through of the Park.

OPERATIONS AND MAINTENANCE

Pool Security: Ms. Barnett discussed pool security with the Board, suggesting the posting of QR codes at the pool soliciting feedback from the community. The Board agreed with this suggestion.

Change Order No. 2: The Board reviewed Change Order No. 2 under the Service Agreement for Security Services with Q&A3 LLC d/b/a Scout Security to extend services through June 30, 2027.

First Amendment to Fourth Amended and Restated District Facilities Rules and Regulations: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board ratified approval of the First Amendment to Fourth Amended and Restated District Facilities Rules and Regulations.

BOARD MEMBER MATTERS

Ms. Barnett informed the Board that the City Park walk-through with the City of Denver will be on July 8, 2026, and that if the whole Board wants to attend, the Board can notice the walk-through as a work session.

The Board confirmed they would send Ms. Barnett thoughts on how to officially open the City Park and what the District should do to acknowledge the opening.

Director Robson requested an update on water detention, and Ms. Barnett confirmed she would provide an update.

In response to a question from Director Hampleton, Ms. Barnett confirmed that Caliber software is working properly.

The Board discussed the vacant Social Committee leadership position. The Board stated they wanted to require a lead for the committee, and Ms. Barnett confirmed that Timberline can function in that role. The Board and Timberline decided to discuss the issue with Ms. Cagle before taking action. No action was taken.

OTHER BUSINESS

<u>Next Regular Meeting</u>: The Board confirmed quorum for the regular meeting scheduled for July 28, 2026, at 6:00 p.m. via Zoom.

MEETING RECAP OF ACTION ITEMS

The Board reviewed the meeting recap action items as follows:

Timberline will do the following:

- Reach out to Ms. Cagle regarding the Social Committee.
- Reach out to IDES regarding detention pond status.

District Counsel will do the following:

- Work on the two-year warranty period regarding District stewardship of the City Park, including whether the District will be responsible for snow removal.
- Attend the Public Art Walk.
- Draft and finalize the next amendment for the District Facilities Rules and Regulations.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, and upon vote unanimously carried, the meeting was adjourned.

The foregoing record constitutes a true and correct copy of the Minutes of the above-

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referenced meeting.

Tina Woodard
Secretary

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