

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
AVION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JANUARY 27, 2026

A regular meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Tuesday, January 27, 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
Rachelle Weigold

Also In Attendance Were:

Suzanne Meintzer, Esq. and Evan Weis, Esq.; McGeady Becher Cortese Williams P.C.
Shanda Flores; Timberline District Consulting, LLC (“Timberline”)
Lindsay Ross; CliftonLarsonAllen LLP (“CLA”)
Public: Mel Cagle, Suze, Shanae Hudley, Carina Dalla Betta

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 Director Dickens.

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.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24-hours prior to each meeting on the District's website: <https://avionmetropolitandistrict.specialdistrict.net/>, or if the website is unavailable, at the HUB: 4746 Jasper Street, Denver, Colorado.

Minutes: The Board reviewed the minutes of the December 9, 2025 special 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 December 9, 2025 special meeting.

Update from Social Committee: Ms. Cagle provided an update that the Social Committee published its calendar for 2026 events.

COVENANT ENFORCEMENT APPEALS HEARINGS

Covenant violation appeals hearings: The Board discussed the remaining two covenant enforcement appeals hearings. Neither person has responded to requests to schedule the hearings. No action was taken.

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

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 accepted the Engineer's Report.

District Expenditures Verification Report: The Board reviewed the District Expenditures Verification for January 2026, in the amount of \$360,983.01, by IDES. 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 January 2026, in the amount of \$360,983.01.

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

Pay Application No. 8 from ECI Site Construction Management, Inc. (“ECI”) in the amount of \$353,610.18: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the payment of Pay Application No. 8 from ECI in the amount of \$353,610.18.

Task Order No. 5 under the Master Service Agreement for Design Services with Norris Design, in the amount of \$13,000: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved Task Order No. 5 under the Master Service Agreement for Design Services with Norris Design, in the amount of \$13,000 for additional construction administration.

Norris Design invoice in the amount of \$1,580.33: 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 \$1,580.33.

IDES invoice in the amount of \$5,792.50: 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 IDES in the amount of \$5,792.50.

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

FINANCIAL MATTERS

Financial Statements and Schedule of Cash Deposits and Investments: Ms. Ross reviewed the unaudited Financial Statements for the period ending December 31, 2025, and Schedule of Cash Deposits and Investments dated December 31, 2025, updated as of January 18, 2026. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board accepted the unaudited Financial Statements for the period December 31, 2025, and Schedule of Cash Deposits and Investments dated December 31, 2025, updated as of January 18, 2026.

Claims: Ms. Ross reviewed the claims list for the period of November 5, 2025 through January 18, 2026, with the Board. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board ratified approval of the payment of claims for the period of November 5, 2025 through January 18, 2026, in the amount of \$1,474,750.49.

Status of Reimbursement Requests to City of Denver under Avion Park Funding Agreement: Attorney Meintzer discussed the status of the reimbursement requests sent to the City of Denver (“City”) under the Avion Park Funding Agreement.

Prepayment under the Special Revenue Loan, Series 2024 (“2024 Loan”): Ms. Ross discussed the process of using funds from the City reimbursements under the Avion Park Funding Agreement to pay additional principal on the 2024 Loan with NBH Bank.

Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board authorized the District Accountant to work with NBH Bank to authorize prepayment for the 2024 Loan with available funds from the City's reimbursements under the Avion Park Funding Agreement.

LEGAL MATTERS

Status of Plat Amendment: Attorney Meintzer discussed the City's requested plat amendment. She is continuing to work with the City on finalization of the plat amendment.

Other: Attorney Meintzer informed the Board that she has begun the process of working with the City regarding its public art requirement. She will continue to update the Board on this topic.

OPERATIONS AND MAINTENANCE

Network Security Services: The Board reviewed proposals from 303Networks Inc. for preventative maintenance and monthly monitoring services for network security systems and discussed the termination of the existing agreement for network security services with ETG Systems, Inc.

Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board took the following actions:

1. Authorized termination of the existing services agreement with ETG Systems, Inc.
2. Approved Task Order No. 1 under the Master Service Agreement for Network Security System Services with 303Networks Inc. ("303 MSA") for preventative maintenance services.
3. Approved Task Order No. 2 under the 303 MSA for monthly monitoring services.

Proposals from Environmental Designs, LLC (EDLLC):

Tree / Plant / Mulch Enhancements: The Board reviewed the EDLLC map report. The Board deferred action on this matter.

BOARD MEMBER MATTERS

Director Weigold requested that TDC review the covenant documents to ensure that the property patrols are well-informed, to include landscaping that may constitute a covenant violation (i.e. an overgrown landscaped bush). No action was taken.

COVENANT ENFORCEMENT / DESIGN REVIEW

Community Manager's Report / Architectural Review Committee ("ARC") Report / Violation Report: Ms. Flores summarized her report, the violation report and ARC Report.

OTHER BUSINESS

Work Session: The Board confirmed quorum for the February 24, 2026 work session at 6:00 p.m. via Zoom, and changed the work session to a special meeting.

Next Regular Meeting: The Board confirmed quorum for the regular meeting scheduled for March 24, 2026, at 6:00 p.m. via Zoom.

MEETING RECAP OF ACTION ITEMS

Attorney Meintzer reviewed the meeting recap action items as follows:

1. Ms. Flores will work with EDLLC on follow-up items.
2. Attorney Meintzer will continue to work with the City on the plat amendment.
3. Ms. Ross will work on applying available funds from the City reimbursements under the Avion Park Funding Agreement to 2024 Loan principal payments.

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-referenced meeting.

Tina Woodard
Secretary