

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
AVION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JULY 28, 2026

A regular meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Tuesday, July 28, 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 (“Timberline”)
Lindsay Ross; CliftonLarsonAllen LLP (“CLA”)
Adam Iori, Eric Olson and Tanna Boisvert; Independent District Engineering Services, Inc. (“IDES”)

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.

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.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved the Agenda, as amended.

Minutes: The Board reviewed the minutes of the June 23, 2026 special meeting and July

15, 2026 work session. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved the minutes of the June 23, 2026 special meeting and July 15, 2026 work session.

Social Committee: Discussion deferred.

For efficiency purposes, the Board took agenda items out of order and IDES presented on the following items:

CAPITAL IMPROVEMENTS

Park Improvements

Engineer's Report: Mr. Iori reviewed the Engineer's Report provided by IDES with the Board. Following discussion, upon motion duly made by Director Robson, seconded by Director Dickens, and upon vote unanimously carried, the Board acknowledged the Engineer's Report.

District Expenditures Verification Report: Mr. Iori presented to the Board the District Expenditures Verification for July 2026, by IDES, in the amount of \$344,855.38. Following discussion, upon motion duly made by Director Robson, seconded by Director Dickens, and upon vote unanimously carried, the Board accepted District Expenditures Verification for July 2026, in the amount of \$344,855.38.

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

Pay Application No. 14 from ECI Site Construction Management, Inc. ("ECI") in the amount of \$335,261.45: 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. 13 from ECI in the amount of \$335,261.45.

Norris Design invoice in the amount of \$1,852.50: 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 \$1,852.50.

IDES invoice in the amount of \$7,741.43: 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 \$7,741.43.

Insurance Coverage for Park Improvements: The Board discussed and reviewed two proposals provided by the District's insurance agent, Highstreet Insurance & Financial Services, for adding insurance coverage for park improvements. Following review and

discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved insurance proposal option 2 and authorized necessary actions associated with adding the Park improvements to the District's insurance coverage.

Grand Opening of Amache Prowers Memorial Park: The Board discussed and noted that the grant opening of Amache Prowers Memorial Park (the "Park") will be held on August 11, 2026 at 10:00 a.m.

Operations and Maintenance of the Park during Warranty Period: The Board discussed the operations and maintenance of the Park during the warranty period, including procurement and/or installation of trash cans / waste stations, porta potties, dog waste stations and playground / park signage.

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

- approved the use of trash cans, including two dog waste stations and three waste stations, and signage regarding abandoned vehicles, towing and do not enter directions;
- did not approve the procurement and use of porta potties;
- established a Committee to review proposed Park Rules and Regulations, appointed Directors Weigold and Hampleton to said Committee, and authorized the Committee to review and approve Park Rules and Regulations and signage related to same;
- approved Change Order No. 17 under the Service Agreement for Pool and HUB Maintenance Services with Foothills Facilities Maintenance, LLC; and
- approved the proposal from Porterhouse Construction, Inc. for four playground safety signs in the amount of \$3,600 and authorized execution of a Service Agreement for said services.

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

OPERATIONS AND MAINTENANCE MATTERS

June 25, 2026 Site Inspection Report prepared by Stormwater Asset Protection, LLC ("SWAP"): Ms. Boisvert reviewed the June 25, 2026 Site Inspection Report prepared by SWAP. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board authorized SWAP to gather additional proposals for presentation to the Board. Ms. Boisvert noted that SWAP typically performs work in the fall.

FINANCIAL MATTERS

Financial Statements and Schedule of Cash Deposits and Investments: Ms. Ross reviewed with the Board the unaudited Financial Statements for the period ending June 30, 2026, Schedule of Cash Deposits and Investments dated June 30, 2026, updated as of July 21, 2026 and the Budget to Actuals Report. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board accepted the unaudited Financial Statements for the period ending June 30, 2026, Schedule of Cash Deposits and Investments dated June 30, 2026, updated as of July 21, 2026 .

Claims: Ms. Ross reviewed the claims list for the period of May 20, 2026 through July 21, 2026, with the Board. Following discussion, upon motion duly made by Director Robson, seconded by Director Dickens, and upon vote unanimously carried, the Board ratified approval of the payment of claims for the period of May 20, 2026 through July 21, 2026, in the amount of \$766,623.31, and the payment of Directors' Fees in the amount of \$1,400.00.

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

LEGAL MATTERS

Plat Amendment: Attorney Cortese confirmed that the plat amendment was approved by City Council and it is in the process of being finalized for recordation. No action was taken.

Public Art Requirement: The Board discussed the status of the Public Art requirement. No action was taken.

Covenant Enforcement Matters:

Collection of delinquent covenant enforcement and design review fees: Discussion deferred.

Scheduling Public Hearing on certifying delinquent covenant enforcement and design review fees to the City Treasurer pursuant to Section 32-1-1004.5(3)(III), C.R.S.: Discussion deferred.

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

OPERATIONS AND MAINTENANCE

HUB Rental / Reservation Procedures: The Board discussed the HUB rental and reservation procedures.

HUB rental fees and Second Amendment to Fourth Amended and Restated District Facilities Rules and Regulations: The Board discussed the current rental fees for use of the HUB. Following discussion, upon motion duly made by

Director Weigold, seconded by Director Robson, and upon vote unanimously carried, the Board approved an increase in HUB rental fees, including the security deposit (replacing the damage deposit) and cleaning fees, to be effective January 1, 2027, and approval the Second Amendment to Fourth Amended and Restated District Facilities Rules and Regulations.

Task Order No. 6: Following review and discussion, upon motion duly made by Director Weigold, seconded by Director Robson and, upon vote unanimously carried, the Board approved Task Order No. 6 under the Master Service Agreement for Network Security Services with 303Networks, Inc. for the replacement and installation of two cameras in the amount of \$4,335.59.

COVENANT ENFORCEMENT / DESIGN REVIEW

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

BOARD MEMBER MATTERS

Director Woodard inquired whether the District's pool cleaners are getting paid. Ms. Ross confirmed she just received a large quantity of invoices for cleaning services.

Director Hambleton inquired and Ms. Barnett confirmed the location of various park signs.

The Board discussed the District's planned accounting method for maintenance of the Park.

OTHER BUSINESS

Next Work Session: The Board confirmed quorum for the work session scheduled for August 25, 2026, at 6:00 p.m. via Zoom, and converted it to a special meeting.

Next Regular Meeting: The Board confirmed quorum for the next regular meeting scheduled for September 22, 2026, at 6:00 p.m. via Zoom.

MEETING RECAP OF ACTION ITEMS

The Board reviewed the meeting recap action items as follows:

District Counsel will do the following:

- revised the July 15, 2026 work session minutes.
- draft Park Rules and Regulations and proposed sign language.

- draft Change Order No. 17 under the Service Agreement for Pool and HUB Maintenance Services with Foothills Facilities Maintenance, LLC.
- draft Second Amendment to Fourth Amended and Restated District Facilities Rules and Regulations.
- Work with District Accountant to plan for the Park maintenance budget.
- Work with Timberline to draft language based on proposed Park rules and regulations for circulation in the community via a newsletter.

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