

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
AVION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
FEBRUARY 24, 2026

A special meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Tuesday, February 24, 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
Nicole Dickens

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”)

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.

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 January 27, 2026 regular meeting and February 4, 2026 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 January 27, 2026 regular meeting and February 4, 2026 special meeting.

Update from Social Committee: No update provided.

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 Weigold, and upon vote unanimously carried, the Board acknowledged the Engineer's Report.

District Expenditures Verification Report: The Board reviewed the District Expenditures Verification for February 2026, in the amount of \$340,784.82, by IDES. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board accepted District Expenditures Verification for February 2026, in the amount of \$340,784.82.

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

Pay Application No. 9 from ECI Site Construction Management, Inc. ("ECI") in the amount of \$329,450.98: Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved the payment of Pay Application No. 9 from ECI in the amount of \$329,450.98.

Norris Design invoice in the amount of \$2,059.21: Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved payment of the invoice from Norris Design in the amount of \$2,059.21.

Harris Kocher Smith (HKS) invoice in the amount of \$1,195.00: Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved payment of the invoice from HKS in the amount of \$1,195.00.

IDES invoice in the amount of \$8,079.63: Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved the payment of the invoice from IDES in the amount of \$8,079.63.

Executive Session: The Board determined an executive session was not needed. Attorney Meintzer provided an update on the plat amendment, noting she hopes the amendment will be completed by late May or early June 2026.

FINANCIAL MATTERS

Certification of Delinquent Covenant Fees to the City of Denver Treasurer for 2026: The Board discussed the schedule for certifying delinquent covenant fees to the City of Denver Treasurer for 2026. Attorney Meintzer advised the Board that they may certify delinquent fees to the City of Denver Treasurer at any time prior to October 1, 2026. Following discussion, the Board decided to hold the certification hearing at the September 22, 2026 Board meeting.

OPERATIONS AND MAINTENANCE

HUB Rental / Reservation Procedures: The Board discussed the HUB rental and reservation procedures. No action was taken.

Online payments of HUB reservations: Discussion deferred.

HUB Maintenance Walk-through: The Board discussed maintenance items needed at the HUB. Director Weigold requested additional information for future invoices, including a breakdown on materials and labor costs. No action was taken.

Proposal from Stormwater Asset Protection, LLC: The Board reviewed and discussed the proposal from Stormwater Asset Protection, LLC for stormwater facility and underdrain services. No action was taken.

Update Regarding Postcard Mailing for Elector Contact Information: Ms. Flores reported to the Board that the mailers soliciting contact information updates from District electors was completed along with the mailing of the Social Committee magnets, at a cost of \$180.00.

BOARD MEMBER MATTERS

Impact on District Facilities and Amenities following the Opening and Use of Amache Prowers Memorial Park: The Board discussed the potential impact on District facilities and amenities following the opening and use of Amache Prowers Memorial Park (APMP). The District and Board will continue to monitor the situation after APMP opens, and brainstorm solutions as potential challenges arise.

Amazon Lockers: The Board noted that a question of whether Amazon pick-up lockers could be installed near the HUB had been raised in prior Board Meetings. The Board further noted that there may be infrastructure or improvements already in place to support such installation.

At this time, it is unclear what the process might be with Amazon to negotiate the installation, including which entity might be responsible for general upkeep and maintenance of the lockers. Certain Board Members and TDC may do some additional research on this

question.

OTHER BUSINESS

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 update the HUB Rental Agreement with a link to the District's Rules and Regulations.
2. Ms. Flores will update the HUB maintenance quotes and will add additional information for future HUB walkthroughs
3. Mr. Jacobs will inquire with the City regarding its stormwater inspection records.

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