

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NOS. 1, 3-10

HELD  
May 20, 2026

The Special Meeting of the Board of Directors of Horizon Metropolitan District Nos. 1, 3-10 was held via MS Teams and Teleconference on Wednesday, May 20, 2026, at 5:30 p.m.

### ATTENDANCE

#### Directors in Attendance:

David Crowder Jr., President & Chairperson  
Jason Rutt, Secretary

#### Directors Not in Attendance and Excused:

David Andrews, Vice President

#### Also in Attendance:

Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.  
Wendy McFarland; Pinnacle Consulting Group, Inc.  
Geol Scheirman;; Cohere Life  
Director Victoria Partridge, Director Peter Navik; District 2 Board Members  
Kristin Oles; Resilient Roots Ecology, LLC

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Scheirman noted that a quorum was present, with two out of three Directors in attendance. The Special Meeting of the Board of Directors of the Horizon Metropolitan District Nos. 1, 3-10 was called to order by Mr. Scheirman at 5:31 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Board. Mr. Pogue noted that notices of potential conflicts of interest for Director Crowder, Director Rutt, and Director Andrews were filed with the Colorado Secretary of State's office and with the District's Board. Such notices indicate that Director Crowder, Director Rutt and Director Andrews have entered into certain agreements for the sale and purchase of real estate located within the Districts, with Horizon Uptown (Denver) SPV, LLC, the developer of the property in the Districts, and that Director Andrews is also affiliated with, employed by and provides services for the developer. Mr. Pogue advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and

# RECORD OF PROCEEDINGS

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summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Rutt and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, with the removal of the Horizon Metropolitan District #2 General Fund Public Hearing, item 4.C.  
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Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments.

## CONSENT AGENDA

Mr. Scheirman reviewed the items on the consent agenda with the Board. Mr. Scheirman advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, the following items on the consent agenda were approved, ratified and adopted:

- A. Approval of Minutes – April 1, 2026 -subject to final legal review.
- B. Ratification of Payment of Claims for the period between and March 25, 2026 and May 12, 2026

## NATIVE AREA REPORT

Kristin Oles with Resilient Root Ecology, presented to the Board regarding her inspection and report for the native area in the community. She was able relay the regional climate context; the benefits of native landscaping; the establishment process and how the community has different stages. She went on to discuss the 2026 goals for the community and how the seed mix for the community is good for Horizon Metro District.

## FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland reviewed the Finance Manager Memo.

Review Unaudited Financial Statements: Ms. McFarland reviewed the Actual vs. Budget. Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

## RECORD OF PROCEEDINGS

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**RESOLVED** to accept the Budget vs Actuals as presented.

Public Hearing Regarding 2025 Budget Amendment for Horizon Metropolitan District No. 2 – Debt Service: Director Crowder motioned and Director Rutt seconded to open the public hearing at 6:10pm. Ms. McFarland presented the debt service amendment from \$729,899 to \$965,833. No comments were made. Director Crowder motioned and Director Rutt seconded to close the public hearing at 6:11pm.

Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the 2025 Horizon Metropolitan District No. 2 Debt Service Budget Amendment from \$729,899 to \$965,833.

Public Hearing Regarding 2025 Budget Amendment for Horizon Metropolitan District No. 3 General Fund: Director Crowder motioned and Director Rutt seconded to open the public hearing at 6:12pm. Ms. McFarland presented the general fund amendment from \$115,330 to \$116,565. No comments were made. Director Crowder motioned and Director Rutt seconded to close the public hearing at 6:13pm.

Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the 2025 Horizon Metropolitan District No. 3 General Fund Budget Amendment from \$115,330 to \$116,565.

Public Hearing Regarding 2025 Budget Amendment for Horizon Metropolitan District No. 3 Debt Service: Director Crowder motioned and Director Rutt seconded to open the public hearing at 6:13pm. Ms. McFarland presented the debt service fund amendment from \$165,301 to \$167,874. No comments were made. Director Crowder motioned and Director Rutt seconded to close the public hearing at 6:14pm.

Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the 2025 Horizon Metropolitan District No. 3 Debt Service Fund Budget Amendment from \$165,301 to \$167,874.

Public Hearing Regarding 2025 Budget Amendment for Horizon Metropolitan District No. 4 General Fund: Director Crowder motioned and Director Rutt seconded to open the public hearing at 6:15pm. Ms. McFarland presented the general fund amendment from \$0 to \$9,401. No

## RECORD OF PROCEEDINGS

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comments were made. Director Crowder motioned and Director Rutt seconded to close the public hearing at 6:13pm.

Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the 2025 Horizon Metropolitan District No. 4 General Fund Budget Amendment from \$0 to \$9,401.

Public Hearing Regarding 2025 Budget Amendment for Horizon Metropolitan District No. 5 General Fund: Director Crowder motioned and Director Rutt seconded to open the public hearing at 6:16pm. Ms. McFarland presented the general fund amendment from \$115,330 to \$116,565. No comments were made. Director Crowder motioned and Director Rutt seconded to close the public hearing at 6:17pm.

Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the 2025 Horizon Metropolitan District No. 5 General Fund Budget Amendment from \$0 to \$1,387.

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### LEGAL ITEMS

No items from Legal.

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### DISTRICT MANAGEMENT ITEMS

District Manager Report: Mr. Scheirman presented the manager's report. Mr. Scheirman discussed the events for the community and informed the Board for working with Aurora PD and partnering with the apartment complex that is adding additional onsite security. There was further discussion regarding the solar light bollards that have been frequently vandalized. Management to review with City of Aurora for park lighting mandates and the ability to add more durable, taller lighting solutions.

Tree Management for 2026: Mr. Scheirman relayed details from arborist to hold off on planting new trees with the current water restrictions. The arborist had proposed a revive program for deep root watering and nutrient treatments for existing trees to reduce stress. The Board held off on this decision and would like date on the program effective in preserving trees. Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to authorize Director Navik to approve work

## RECORD OF PROCEEDINGS

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pending data, if data is inconclusive, the Board will reconvene.

Concrete replacement proposal for alleyways: Mr. Scheirman presented proposals for concrete work for selected alleyways in the community. Upon a motion duly made by Director Crowder, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the proposal from CASI for a total of \$55,587.90 to complete the alleyway work.

DIRECTOR  
COMMENT

Director Partridge expressed significant dissatisfaction with the Community. She cited a lack of effective solutions for dog feces, persistent vandalism and concerns for decreasing values of homes. She also relayed concerns about issues like weed mitigation are not acted upon quickly enough. Director Navik echoed the sentiments and mentioned a lack of accountability for planning decisions.

Alan Pogue relayed next meeting would discuss putting a question to the voters to waive the 5.25% year-over-year limit on operating mill levy revenue growth. Ms. McFarland will prepare materials on the long term financial impact for the July discussion.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 7:05 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.