

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NOS. 1-10 HELD October 1, 2025

The Regular Meeting of the Board of Directors of Horizon Metropolitan District Nos. 1-10 was held via MS Teams and Teleconference on Wednesday, October 1, 2025, at 5:30 p.m.

ATTENDANCE

Directors in Attendance for Districts Nos 1,3-10:

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

Directors in Attendance for Districts Nos 2:

David Crowder Jr., President & Chairperson
David Andrews, Vice President
Jason Rutt, Secretary
Peter Navik, Treasurer
Victoria Partridge, Assistant Secretary

Also In Attendance Were:

Alan D. Pogue, Deborah Early Esq.; Icenogle Seaver Pogue, P.C.
Geol Scheirman, JoAnne Bell; Cohere Life
Wendy McFarland; Pinnacle Consulting Group Inc
Cory Verwey; LendLease
Christy Griffee, Kristin; Valerie; Horizon Residents

ADMINISTRATIVE MATTERS

Call to Order and Declaration of Quorum: Director Crowder noted that a quorum was present, with three out of three Directors in attendance for Districts 1,3-10 and five out of five for District No. 2. The Regular Meeting of the Boards of Directors (the “Boards”) of the Horizon Metropolitan District Nos. 1-10 (the “Districts”) was called to order by Director Crowder at 5:30 p.m.

Combined Meeting: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of Horizon Metropolitan District No. 1, with concurrence by the Boards of Directors of Horizon Metropolitan District Nos.2, 3, 4, 5, 6, 7, 8, 8, 9, and 10.

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Conflict of Interest Disclosures: All Board Members confirmed their qualifications to serve on the Board. Mr. Pogue noted that notices of potential conflicts of interest for David Crowder, Dave Andrews and Jason Rutt were filed with the Colorado Secretary of State's office and with the Districts' Boards. Mr. Crowder, Mr. Andrews have entered into certain agreements for the sale and purchase of real estate with Horizon Uptown (Denver) SPV, LLC, the developer of the property in the Districts and Mr. Andrews is also affiliated with, employed by and provides services for the developer.. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards 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 summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda: Mr. Scheirman presented the agenda to the Boards for consideration. The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Crowder. seconded by Director Andrew, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: None.

Director Comment: None.

CONSENT AGENDA

Mr. Scheirman reviewed the items on the consent agenda with the Boards. Mr. Scheirman advised the Boards 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 Andrews, and upon vote, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – May 22, 2025, Special Meeting.
- B. Payment of Claims.
- C. Contract Modifications.

MANAGEMENT MATTERS

District Managers Report: Mr. Scheirman presented the District Manager's Report to the Boards and answered questions

2025/2026 Snow Removal with Brightview: Mr. Scheirman discussed the scope of services for snow services with Brightview Landscaping LLC with the Boards. Upon a motion duly made by Director Andrews. seconded by Director

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Crowder, and upon vote, unanimously carried, it was

RESOLVED to approve the Brightview Landscaping 2025/2026 snow agreement with the update to have a 2” threshold throughout the community

2026 Native Area Maintenance Inspection with Resilient Root Ecology: Mr. Scheirman discussed the proposal from Resilient Root Ecology LLC with the Boards., Upon a motion duly made by Director Andrews, seconded by Director Crowder, and upon vote, unanimously carried, it was

RESOLVED to approve the Resilient Roots proposal for 2026 Native Area Maintenance Inspection and Reporting as presented.

Playground inspection from Rocky Mountain Playground Services: Mr. Scheirman discussed the proposal from Rocky Mountain Playground Services with the Boards. Upon a motion duly made by Director Andrews, seconded by Director Rutt, and upon vote, unanimously carried, it was

RESOLVED to approve the Rocky Mountain Playground Services proposal for low frequency inspection as presented.

Legal Services for Collections and Covenant Enforcement Services: Mr. Scheirman discussed the proposals for collections and covenant enforcement services with the Boards. Upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote, unanimously carried, it was

RESOLVED to approve Orten, Cavanagh, Holmes and Hunt LLC for services as presented.

Pickleball Nets for Community Court: Mr. Scheirman discussed the proposals for pickle ball nets from Altitude Athletic Surface LLC the Boards Upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote unanimously carried, it was

RESOLVED to approve the Dominator Heavy Duty Pickle Ball net as presented.

Maintenance for the Detention Pond Area: Mr. Scheirman discussed the proposals for cleanup and maintenance from RTS for the detention pond area with the Boards. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote, unanimously carried, it was

RESOLVED to approve the RTS proposal for the detention pond cleaning.

Discuss potential dog waste services for dog park area: Mr. Scheirman

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discussed dog waste services for the dog park. Following discussion Director Crowder relayed that there was an agreement with Brightview Landscaping to provide this service. District management will look further into this agreement.

Discuss improvements to Filing 3 from Builder: Mr. Scheirman discussed the improvements from the builder for filing 3. Mr. Scheirman will review any additional damage done by the builder.

FINANCIAL MATTERS

Financial Memo: Ms. McFarland presented the financial memo to the Board.

Unaudited Financial Statements: Ms. McFarland presented the unaudited financial statements for the period ending June 30, 2025.

Budget vs Actual: Ms. McFarland presented the budget vs actual for the period ending August 31, 2025.

LEGAL MATTERS

Acceptance of Real Property from HULAND2 LLC: Ms. Early presented the Resolution accepting the conveyance of Real Property from HULAND2 LLC. Mr. Verwey added additional details for the Board. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote, unanimously carried, it was

RESOLVED to accept TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, AND V HORIZON UPTOWN SUBDIVISION FILING NO. 3.

Review First Amendment to the Covenant Enforcement and Fine Policy: Ms. Early reviewed the First Amendment to the Covenant Enforcement and Fine Policy. Following review and discussion, no changes were made to the policy.

DIRECTOR COMMENTS

The Board discussed Director compensation. Following discussion, the Board directed Ms. McFarland to verify payments for all the directors. Director Navik discussed parking enforcement, this included semi parking in the community. Additional discussion regarding violations for the community, these include weed issues, dead trees and businesses in the neighborhood.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Andrews, the meeting was adjourned at 8:20pm