

RECORD OF PROCEEDINGS

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

HELD
October 2, 2024

The Regular Meeting of the Board of Directors of Horizon Metropolitan District Nos. 1, and 3-10 was held via MS Teams and Teleconference on Wednesday, October 2, 2024, at 9:00 a.m.

ATTENDANCE

Directors in Attendance:

David Crowder Jr., President & Chairperson
Karen Voit, Vice President
Jason Rutt, Secretary

Directors Absent but Excused:

Lisa Garcia, Treasurer

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Kenny Parish, Wendy McFarland, Christy McCutchen, Logan Powell,
Stanley Holder, Irene Buenavista, and Andrew Kunkel; Pinnacle
Consulting Group, Inc.
Victoria Partridge; District No. 2 Board Member

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Crowder Jr. noted that a quorum was present, with three out of four Directors in attendance. The Regular Meeting of the Board of Directors (collectively, the “Boards”) of the Horizon Metropolitan District Nos. 1, & 3-10 (collectively, the “District”) was called to order by Director Crowder Jr. at 9:06 a.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. 3, 4, 5, 6, 7, 8, 9, and 10.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Mr. Pogue noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s office and with the District’s Board. 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

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

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Director Crowder Jr. reviewed the items on the consent agenda with the Boards. Director Crowder Jr. 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 Rutt, Seconded by Director Voit, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – July 10, 2024, Special Meeting.
 - B. Contract Modifications Report.
 - C. Payment of Claims.
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DISTRICT MANAGER ITEMS

District Manager’s Report: Mr. Parrish presented the District Manager’s Report to the Boards and answered questions. Director Crowder Jr. discussed the 2025 budget planning process, recommended signage for reserved district facilities during events and recommended email blast be sent to members of the community proactively.

Community Management Report: Ms. McCutchen presented the Community Management Report to the Boards and answered questions. Ms. Partridge requested increased inspections of the District and Ms. McCutchen responded noting budgetary considerations. Director Voit concurred with Ms. Partridge regarding increasing inspections to ensure consistent improvements throughout the community and Director

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Crowder Jr. and Ms. McCutchen agreed. Ms. Partridge discussed an illegally parked vehicle and Ms. McCutchen responded.

Status Review of Landscape Maintenance Contractor: Mr. Parrish reviewed the status of the District's Landscape Maintenance Contractor with the Boards. Ms. Partridge commented regarding improving conditions and highlighted the importance of continued efforts. Director Crowder Jr. discussed needed efforts for concrete maintenance and clarified differences between maintenance and structural failures.

Design Guidelines with Pinnacle Consulting Group, Inc.: Mr. Parrish presented the Design Guidelines with Pinnacle Consulting Group, Inc. to the Boards. Director Crowder requested clarification regarding the nature of the updates and Mr. Parrish responded. Director Crowder Jr., Director Voit, and Mr. Pogue discussed updates and alterations requiring the Boards review and approval and Mr. Parrish responded.

Updated Resolution Regarding District-Owned Park Rules: Mr. Parrish presented the updated Resolution Regarding District-Owned Park Rules to the Boards. Mr. Pogue discussed updates and alterations requiring the Boards review and approval and Mr. Parrish responded.

Reservation System for Park Pavilion and Park: Mr. Parrish and Mr. Pogue discussed the Reservation System for Park Pavilion and Park with the Boards.

O&M Project Updates: Mr. Parrish and Mr. Powell provided the O&M Project Updates to the Boards. Mr. Parrish highlighted Tree Replacement efforts. Director Crowder Jr. requested clarification regarding replacements under warranty and Mr. Parrish responded. Director Crowder Jr. requested clarification regarding the need for the replacements and Director Voit responded.

Developer and Builder Turnover Rules and Procedures: Mr. Holder discussed Developer and Builder Turnover Rules and Procedures with the Boards.

CAPITAL
INFRASTRUCTURE
ITEMS

Resolution Accepting Capital Costs Improvements No. 9: Mr. Pogue presented the Resolution Accepting Capital Costs Improvements No. 9 to the Boards. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Rutt, and upon vote, unanimously carried, it was

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RESOLVED to approve the Resolution Accepting Capital Costs Improvements No. 9, as presented.

Filing 5 Park Discussion: Director Crowder Jr. discussed the Filing 5 Park with the Boards highlighting communications with builders and the anticipated start to the project.

Filing 8 School Plan: Director Crowder Jr. provided an update for the Filing 8 School Plan to the Boards highlighting coordinating efforts with the City of Aurora and progress made on plat and development plans.

FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland presented the Finance Manager's Report to the Boards and answered questions.

Financial Statements: Ms. McFarland reviewed the unaudited Financial Statements for the period ending June 30, 2024, with the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Voit, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending June 30, 2024, as presented.

LEGAL ITEMS

Amendment to Assignment of Designated Appointing Authority under Restrictive Covenants: Mr. Pogue presented the Amendment to Assignment of Designated Appointing Authority under Restrictive Covenants to the Boards. Following review and discussion, upon a motion duly made by Director Voit, seconded by Director Rutt, and upon vote, unanimously carried, it was

RESOLVED to approve the Amendment to Assignment of Designated Appointing Authority under Restrictive Covenants, as presented.

Joint Use Agreement between the Metro District and Aurora School District: Mr. Pogue and Director Crowder Jr. provided an update and discussed the Joint Use Agreement between the Metro District and Aurora School District with the Boards.

DIRECTOR COMMENTS

Director Crowder Jr. requested draft Board meeting packets be posted to the District's website prior to the Board meetings and Mr. Parrish responded.

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ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 10:35 a.m.

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

Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting