

# RECORD OF PROCEEDINGS

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

HELD  
April 1, 2026

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

### ATTENDANCE

#### Directors in Attendance:

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

#### Directors Not in Attendance and Excused:

None

#### Also in Attendance:

Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.  
Wendy McFarland; Pinnacle Consulting Group, Inc.  
Geol Scheirman; Lisa Bradley; Cohere Life  
Director Victoria Partrige, Director Peter Navik; District 2 Board Members

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Scheirman noted that a quorum was present, with five out of five Directors in attendance. The Regular 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

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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 Andrews 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.

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### 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 – November 13, 2025 Special Meeting Minutes – Work Session.
  - B. Approval of Minutes – November 19, 2025 Annual Meeting Minutes. Districts 1-10
  - C. Approval of Minutes – December 4, 2025 Special Meeting Minutes – Budget Hearing. Districts 1,3-10
  - D. Approval of Minutes – November 19, 2025 Annual Meeting Minutes District 2
  - E. Ratification of Payment of Claims for the period between November 25, 2025 and March 24, 2026.
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### FINANCIAL ITEMS

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

Review Unaudited Financial Statements: Ms. McFarland reviewed Financial Statements for the period ending December 31, 2025, with the Board and answered questions. Upon a motion duly made by Director Andrews, seconded by Director Crowder, and upon vote, unanimously carried, it was:

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**RESOLVED** to approve the approve the December 31, 2025 unaudited financials as presented.

Ratify the 2025 Audit Exemptions for Horizon Metropolitan Districts Nos 4-10 Ms. McFarland reviewed the Audit Exemptions with the Board and answered questions. Upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote, unanimously carried, it was:

**RESOLVED** to ratify the Audit Exemptions for Horizon Metropolitan Districts Nos 4-10 as presented

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## LEGAL ITEMS

Property Tax Revenue Cap and Potential Legislative Changes: Mr. Pogue updated the Board with current legislation and potential impacts to the development. No action was taken.

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## DISTRICT MANAGEMENT ITEMS

District Manager Report: Mr. Scheirman presented the manager's report.

Backflow Replacement Proposals: Mr. Scheirman presented proposal for replacement backflows from Environmental Designs.. Director Navik discussed having steel piping installed with the replacement. Upon a motion duly made by Director Andrews, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the proposal for nylon backflow replacement from Environmental Design for \$12,922.58 as presented.

Pavillion Park Landscaping Proposals: Mr. Scheirman presented proposal for landscape proposals to refresh the native area around the playground equipment at Pavillion park from Environmental Designs.. Board discussed having additional plants for the proposal. Upon a motion duly made by Director Andrews, seconded by Director Crowder, and upon vote, unanimously carried, it was:

**RESOLVED** to approve a to not exceed amount of \$6,000 for river rock and grass from Environmental Design with management to finalize agreement.

Turf Refreshing Proposals: Mr. Scheirman presented landscape proposals to refresh the turf area from Environmental Designs.. Board discussed recommendations from vendor to best protect the turf this year. Upon a motion duly made by Director Andrews, seconded by Director Rutt, and

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upon vote, unanimously carried, it was:

**RESOLVED** to approve a to not exceed amount of \$16,000 for fertilization products from Environmental Design with management to finalize agreement.

Breeze Path Proposals: Mr. Scheirman presented the landscape proposals to refresh the breeze path in the park area from Environmental Designs... Upon a motion duly made by Director Andrews, seconded by Director Crowder, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the proposal for the breeze path from Environmental Design for \$7,519.98 as presented.

Concrete Work in Alleyway Mr. Scheirman discussed areas in the community to replace alleyway concrete. Board reviewed and requested that structural issues be prioritized over aesthetics. Management will return with proposals.

Detention Pond Engineering Services: Mr. Scheirman presented the 2026 engineering services proposal from SA. Miro Engineering. Upon a motion duly made by Director Andrews, seconded by Director Rutt, and upon vote, unanimously carried, it was:

**RESOLVED** to approve the proposal for 2026 engineering services from SA Miro as presented.

DIRECTOR  
COMMENT

There were no Director Comments to come before the Board.  
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ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 7:51 p.m.  
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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.