MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
HASKINS STATION METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JULY 23, 2026

A regular meeting of the Board of Directors of the Haskins Station Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, July 23, 2026, at 6:00 p.m. This District Board meeting was held via Microsoft Teams videoconference. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:
Robert Pipkin, President/Treasurer
Matt Cavanaugh, Secretary
Charles "Regan" Hauptman, Assistant Secretary
Karolyn Evans, Assistant Secretary
Ryan Heaton, Assistant Secretary

Also, in attendance were:
Celeste Terrell, Alex Clem, Ben Maestas and Alyssa Ferreira; CliftonLarsonAllen LLP ("CLA")
Megan Murphy, Darah Fuller, Esq.; WBA, PC ("WBA")
Susie Ellis.; Community Preservation Specialists, Inc.
Jessica Blazejewski, Lenore S., James Baldwin, Jonathan Kruckemeyer, and Christina Ni; Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Declaration of Quorum:

The meeting was called to order at 6:15 p.m.

The Board confirmed the presence of a quorum.

Disclosures of Potential Conflicts of Interest:

The Board 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 and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Murphy that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Agenda:

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Evans, seconded by Director Hauptman and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Public Comment:

None.

CONSENT AGENDA

- Minutes from the March 2, 2026 regular Board meeting and June 22, 2026 special Board meeting.
- 2025 Annual Report.
- Independent Contractor Agreement with Rocky Mountain Playground Services for Playground Repair and Maintenance Services.
- Work Order No. 1 with Environmental Landworks Company, Inc. for Seeds.
- Work Order #2583 with Environmental Landworks Company, Inc. for Backflow Installation.
- Work Order #846 with Rocky Mountain Playground Services for Playground Repairs and Maintenance.

The Board reviewed the Consent Agenda. Following discussion, upon a motion duly made by Director Evans, seconded by Director Heaton and, upon vote, unanimously carried, the Board approved and ratified the Consent Agenda, as presented.

FINANCIAL MATTERS

May 31, 2026 Unaudited Financial Statements:

Ms. Ferreira presented the unaudited financial statements to the Board. Following discussion, upon a motion duly made by Director Pipkin, seconded by Director Heaton and, upon vote, unanimously carried, the Board accepted the May 31, 2026 Unaudited Financial Statements, as presented.

Claims:

Ms. Ferreira presented the claims to the Board. Following discussion, upon a motion duly made by Director Evans, seconded by Director Heaton and, upon vote, unanimously carried, the Board approved the claims in the amount of $113,920.60, as presented.

2025 Audit and Representation Letter:

Ms. Ferreira presented the draft 2025 Audit to the Board. Following discussion, upon a motion duly made by Director Heaton, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board accepted the draft 2025 Audit, subject to legal review and a clean auditor opinion, and ratified approval of the Representation Letter.

LEGAL MATTERS

November 2026 5.25% Limitation Election:

Attorney Fuller provided an update regarding the November 2026 5.25% Limitation Election to the Board. Discussion ensued.

MANAGER MATTERS

Manager's Report:

Mr. Clem presented the Manager's Report to the Board.

Bed Repair and Replacement of Plantings Proposal:

This item was deferred.

Landscaping Updates:

Director Evans provided landscaping updates and presented her report to the Board. The presentation addressed discrepancies among the various maps used by the District, weed locations, and other landscaping concerns. The Board directed CLA to work with CDI on these issues and to provide updates back to the Board as they are received.

ARC and Violation Letters and Next Steps in Response to Arvada Drought Restrictions:

Ms. Ellis provided updates to the Board. The Board discussed giving some leniency to residents with dry or dead lawns, but to continue sending violations for weeds due to the drought having no effect on keeping up with landscape maintenance.

DIRECTOR MATTERS

Update on Community Garden:

Director Evans provided an update to the Board and presented her presentation to the board. The presentation consisted of the first design of phase 1 of the garden. The presentation had cost breakdown and what would be needed for next steps. No action was taken. Director Cavanaugh will work with current landscapers and see if he can get a cost estimate of the project. He will report back at the next meeting.

OTHER BUSINESS

Executive Session pursuant to C.R.S. § 24-6-402(4)(b) to receive legal advice from the Board's attorney on specific legal questions related to the Operations and Maintenance Agreement (Haskins Station Filing No. 1) with the Haskins Station Owners Association, and pursuant to C.R.S. § 24-6-402(4)(e) to determine positions relative to and to instruct negotiators regarding Operations and Maintenance Agreement (Haskins Station Filing No. 1) with the Haskins Station Owners Association:

No executive session was needed.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Cavanaugh, seconded by Director Hauptman and, upon vote, unanimously carried, the meeting was adjourned at 8:47 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting