

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

HASKINS STATION METROPOLITAN DISTRICT

Held: Wednesday, August 20, 2025 at 5:30 p.m. via teleconference.

ATTENDANCE

The special meeting of the Board of Directors of Haskins Station Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Robert Pipkin
Matthew Gayda Cavanaugh
Karolyn Evans
Ryan Heaton
Charles Regan Hauptman

Also present were: Megan J. Murphy, Esq., WBA, PC, District General Counsel; Ashley B. Frisbie and Dan J. Cordova (*for a portion*), WBA, PC, District Management; Susie Ellis, Community Preservation Specialists, Inc.; Carey S. Smith V, Esq., special counsel to the District, Winzenburg, Leff, Purvis & Payne, LLP (*for a portion*); and members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order.

Conflicts of Interest Disclosures

Ms. Frisbie advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest, if any, were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Ms. Frisbie presented the Board with the proposed agenda for the meeting. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Community Garden Tract

Presentation by Community Garden Committee Director Evans provided a Community Garden presentation to the Board and community members.

Public Comment – Community Garden Tract There was Board discussion and public comment related to the funding of the project, alternate use options for the designated tract, and the community garden design concept.

Following discussion, the Board determined to send out a community email blast seeking comments about the proposed community garden, which will include clarification for how the funding for the community garden is anticipated to be provided. The Board will schedule a special meeting in late September to review and discuss all comments received.

Director’s Matters

Discuss Common Area Landscape Maintenance and Homeowner Landscaping Violations Director Evans reported that several homeowners have received landscaping violation letters and have indicated that the violations are a result of the lack of maintenance in the common area. Ms. Murphy clarified that the common areas are not being maintained by the District yet and are still being maintained by Richmond American Homes (“Richmond”). Following discussion, the Board directed Ms. Ellis to continue to enforce landscape maintenance violations.

Management Matters

Discuss District Posting Board Ms. Frisbie reported that management has received an inquiry from a resident about posting a private advertisement on the District’s posting board at the park. No action was taken by the Board.

Public Comment

A resident inquired about the native area and new sprinkler heads.

A resident inquired about the gravel paths through the native area and if those paths can be changed to concrete.

Executive Session – pursuant to §24-6-402(4)(b), C.R.S. to conference with an attorney for the District for the purpose of receiving legal advice and pursuant to §24-6-402(4)(e), C.R.S. to

Upon motion of Director Evans, seconded by Director Pipkin, and upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 7:42 P.M. for the purpose of: receiving legal advice pursuant to §24-6-402(4)(b), C.R.S.; and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators pursuant to §24-6-402(4)(e), C.R.S.

determine positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators as it relates to changes to the Declaration of Covenants, Conditions and Restrictions of Haskins Station (the “Covenants”) and Residential Improvement Guidelines and Site Restrictions for Haskins Station (the “Guidelines”)

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of the District’s attorney, constitutes privileged attorney-client communication pursuant to § 24-6-402(4)(b), C.R.S.

Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

The Boards reconvened in regular session at 8:21 P.M.

Following discussion, upon a motion duly made and seconded, the Board unanimously determined to modify the Guidelines to allow for temporary, properly secured umbrellas on the rooftops of the cityscape units. No other fixtures of improvements that are higher than the height of the wall surrounding the rooftop terrace are permitted. The Board directed Mr. Smith and Director Heaton to develop language to allow umbrellas on rooftops.

Other Business

None.

Adjournment

There being no further business to come before the Board, the meeting was adjourned.

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

Karolyn Evans

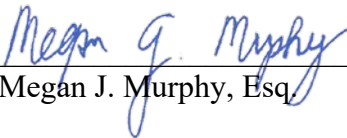
[Karolyn Evans \(Sep 28, 2025 16:27:20 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 24th day of September, 2025.

**ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION**

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Haskins Station Metropolitan District, I attended the executive session meeting for the Haskins Station Metropolitan District, convened at 7:42 P.M. on August 20, 2025, for the sole purpose of receiving legal advice as authorized by §24-6-402(4)(b), C.R.S. and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators as authorized by §24-6-402(4)(e), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.



Megan J. Murphy, Esq.