MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
HASKINS STATION METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MARCH 2, 2026

A special meeting of the Board of Directors of the Haskins Station Metropolitan District (referred to hereafter as the "Board") was convened on Monday, March 2, 2026, at 6:00 p.m. This District Board meeting was held at 13150 W. 72nd Avenue, Colorado Apex Center, Arvada Colorado 80005 (Randall Room). The meeting was open to the public.

ATTENDANCE

Directors in attendance were:
Matt Cavanaugh, Secretary
Charles "Regan" Hauptman, Assistant Secretary
Karolyn Evans, Assistant Secretary
Ryan Heaton, Assistant Secretary

Robert Pipkin, President/Treasurer was absent and excused.

Also, in attendance were:
Celeste Terrell, Alex Clem, Ben Maestas and Alyssa Ferreira; CliftonLarsonAllen LLP ("CLA")
Megan Murphy, Esq.; WBA, PC ("WBA")
Susie Ellis.; CC Compliance
Anthony Macias, Judy Macias, Dennis Trujilla, Tyler Porterfield; Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Declaration of Quorum:

The meeting to order at 6:47 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 and Mr. Clem requested to amend the agenda for the addition of an agenda item under Manager Matters, item H. Following discussion, upon a motion duly made by Director Evans, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board approved the agenda, as amended.

Public Comment:

None.

CONSENT AGENDA

- Minutes from the January 26, 2026 Special Board Meeting.
- Contract with Outdoor Design Group, Inc. for Community Garden Design Services.

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

FINANCIAL MATTERS

January 31, 2026 Unaudited Financial Statements:

Ms. Ferreira presented the unaudited financial statements to the Board. Following discussion, upon a motion duly made by Director Hauptman, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board accepted the January 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 Hauptman, seconded by Director Evans and, upon vote, unanimously carried, the Board approved the claims in the amount of $48,092.78, as presented.

LEGAL MATTERS

Update Resolution Regarding Acceptance of Public Improvements:

Attorney Murphy presented information on payment from Richmond and what to do with that payment. The Board authorized Director Evans and Director Hauptman to work with CLA in getting proposals for reseeding. Following discussion, upon a motion duly made by Director Cavanaugh, seconded by Director Hauptman and, upon vote, unanimously carried, the Board approved obtaining native seeding proposals.

MANAGER MATTERS

Manager's Report:

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

Playground Inspection Report:

Mr. Clem presented information regarding the playground inspection and results to the Board. Ms. Terrell presented to the Board as well and noted that the total cost to fix the issues at the playground is in the amount of $4943.76. Discussion ensued regarding possibly obtaining another proposal between the Board members. Following discussion, upon a motion, duly made by Director Hauptman, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board approved to move forward with playground repairs.

Mulch Refresh Proposal:

Ms. Terrell presented the mulch refresh proposal to the Board. Discussion ensued regarding clarification on proposal details and the Board requested obtaining an additional proposal.

Playground Repair Items Proposal:

This item was previously discussed.

Holly Tree Removal and Install Proposal:

Mr. Clem presented the holly tree removal and installation proposal to the Board regarding removal of holly tree bushes and replacing them with blue stem grass bushes in the amount of $744.66. Following discussion, upon a motion, duly made by Director Evans, seconded by Director Hauptman and, upon vote, unanimously carried, the Board approved the Holly Tree Removal and Installation Proposal, as presented.

July 21, 2026 Regular Meeting:

Mr. Clem requested that the July 21, 2026 regular meeting be rescheduled to July 23, 2026 at 6:00 p.m. via Teams. Following discussion, the Board accepted to rescheduled the meeting to July 23, 2026 at 6:00 p.m. via Microsoft Teams. CLA will update the meeting invite.

November 4, 2026 Regular Meeting Location:

Mr. Clem requested to the Board that the November 4, 2026 regular meeting be made virtual due to the Apex Center not being available on that date. Following discussion, the Board accepted November 4, 2026 regular meeting to be held via Microsoft Teams.

Winter Watering:

Mr. Clem presented information on the winter watering option in the amount of $7,165.00 to the Board. Director Cavanaugh requested CLA to receive pricing from Environmental Landworks to turn on the irrigation system in order to complete the winter watering and go with the less expensive option. Following discussion, upon a motion, duly made by Director Hauptman, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board approved to move forward with winter watering not to exceed $7,165.00

<u>OTHER BUSINESS</u>

<u>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:</u>

Upon a motion, duly made by Director Cavanaugh, seconded by Director Hauptman and, upon vote, unanimously carried, the Board entered into Executive Session at 7:42 p.m.

Upon a motion, duly made by Director Hauptman, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board adjourned from Executive Session at 7:51 p.m.

Upon a motion, duly made by Director Hauptman, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board allowed Director Hauptman and Director Cavanaugh to enter into conversation with Haskins Station Homeowners Association (HOA).

<u>ADJOURNMENT</u>

There being no further business to come before the Board at this time, upon a motion duly made by Director Hauptman, seconded by Director Cavanaugh and, upon vote, unanimously carried, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

By ______________________________

Secretary for the Meeting