

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NOS. 1, 3-10

HELD
December 4, 2025

The Special Meeting of the Boards of Directors of Horizon Metropolitan District Nos. 1, 3-10 was held via MS Teams and Teleconference on Thursday, December 4, 2025, at 6:00 p.m.

ATTENDANCE

Directors in Attendance:

David Crowder Jr., President & Chairperson
David Andrews, Vice President

Directors Not in Attendance and Excused:

Jason Rutt, Secretary

Also in Attendance:

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

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Scheirman noted that a quorum was present, with two out of three Directors in attendance. The Special Meeting of the Boards of Directors of the Horizon Metropolitan District Nos. 1, 3-10 was called to order by Mr. Scheirman at 7:09 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 Andrews and Director Rutt were filed with the Colorado Secretary of State's office and with the Districts' Boards. The notices indicate that Director Crowder, Director Andrews and Director Rutt have entered into certain agreements for the sale and purchase of real estate located in 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 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 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

RECORD OF PROCEEDINGS

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, and upon a motion duly made by

RECORD OF PROCEEDINGS

Director Andrews, seconded by Director Crowder Jr. and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

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 Andrews, and seconded by Director Crowder Jr., the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Approval of Minutes – October 1, 2024, Regular Meeting
- B. Ratification of Payment of Claims for the period between September 25, 2025 and November 24, 2025.
- C. Administrative Matters Resolution
- D. 2026 Meeting Resolution.

FINANCIAL ITEMS

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

Review Unaudited Financial Statements: Ms. McFarland presented Financial Statements for the period ending September 30, 2025, with the Board and answered questions. Upon a motion duly made by Director Andrews, seconded by Director Crowder Jr, and upon vote, unanimously carried, it was:

RESOLVED to approve the September 30, 2025 unaudited financials as presented.

Consider Engagement of Biggs Kofford for preparation of the 2025 Audit for District No. 1 and 3: Ms. McFarland presented the proposal from Biggs Kofford for 2025 Audit preparation in the amount of \$9,750.00 for District No. 1 and \$8,900.00 for District No. 3. Upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon a vote, unanimously carried, it was:

RESOLVED to approve the engagement of Biggs Kofford to

RECORD OF PROCEEDINGS

conduct the 2025 audits for District No. 1 for \$9,750.00 and District No. 3 for \$8,900.00.

Public Hearing on the proposed 2026 Budget: Upon a motion duly made by Director Crowder Jr., seconded by Director Andrews, and upon a vote, unanimously carried, the public hearings for the Horizon Metropolitan District Nos. 1, 3-10 2026 budgets were opened at 7:19pm. Ms. McFarland presented the proposed 2026 budgets to the Boards.

Upon a motion duly made by Director Andrews, seconded by Director Crowder Jr, and upon a vote, unanimously carried, the public hearings regarding the 2026 budgets were closed at 7:59pm. The 2026 budgets for the Districts are as follows:

District 1:
Mill Levy: 0.00
General Fund: \$1,279,975.00
Capital Fund: \$5,900,000.00

District 3:
Mill Levy: 53.762 mills
General Fund: \$120,978.00
Debt Service Fund: \$152,158.00

District 4:
Mill Levy: 53.762 mills
General Fund: \$78,719.00

District 5:
Mill Levy: 16.514
General Fund: \$8,898.00

Districts 6-10
Mill Levy: 0.00

Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon a vote, unanimously carried, it was

RESOLVED to approve the Resolutions to Adopt the 2026 Budgets for Horizon Metropolitan District Nos. 1, 3-10, set the mill levies, and appropriate budgeted funds upon final certification of values being received by the County of Arapahoe on or before December 15, 2025, and approve all other documents related to the 2026 budget. The District Manager is authorized to make minor modifications that may be

RECORD OF PROCEEDINGS

necessary following receipt of final assessed values.

LEGAL ITEMS

First Amendment to Funding and Reimbursement Agreement between District No. 1 and Horizon Uptown (Denver) SPV, LLC (“HUSPV”), and in connection therewith, the refunding of the 2025 Note and issuance of new note to HUSPV for operating advances.: Ms. Early presented the First Amendment to Funding and Reimbursement Agreement between District No. 1 and HUSPV, and in connection therewith, the refunding of the 2025 Note and issuance of a new note to HUSPV for operating advances, to the District No. 1 Board. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote by the District No. 1 Board, unanimously carried, it was

RESOLVED to approve the First Amendment to Funding and Reimbursement Agreement between District No. 1 and HUSPV, and in connection therewith, the refunding of the 2025 Note and issuance of a new note to HUSPV for operating advances, as presented.

First Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and HUSPV for capital advances.: Ms. Early presented the First Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and HUSPV for capital advances to the District No. 1 Board. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon vote by the District No. 1 Board, unanimously carried, it was

RESOLVED to approve the First Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and HUSPV for capital advances, as presented.

General Counsel Engagement Letter.: Mr. Pogue presented the updated General Counsel Engagement Letter to the Boards. Following review and discussion, upon a motion duly made by Director Andrews, seconded by Director Crowder, and upon a vote, unanimously carried, it was

RESOLVED to approve the 2026 General Counsel Engagement Letter, as presented.

RECORD OF PROCEEDINGS

DISTRICT
MANAGEMENT
ITEMS

District Managers Report: Mr. Scheirman presented the District managers report.

2026 Landscape Contract: Mr. Scheirman presented options for 2026 landscaping to the Boards. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon a vote, unanimously carried, it was

RESOLVED to approve the Environmental Designs (EDI) proposal for 2026 landscaping services.

2025/2026 Snow removal services: Mr. Scheirman presented options for snow services to the Boards. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon a vote, unanimously carried, it was

RESOLVED to continue with Brightview Landscaping for the 2025/2026 snow season, and to authorize the District Manager to engage a new provider of snow removal services, within budget, if the quality of snow removal diminishes.

Safety Options for Community: Mr. Scheirman presented options for improving safety within the community. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon a vote, unanimously carried, it was

RESOLVED to authorize the District manager to engage a contractor to provide patrol services and to review security camera options, provided that costs for such services do not exceed amounts budgeted.

Annual Maintenance for Detention Pond: Mr. Scheirman presented the proposal from RTS for annual maintenance for the detention pond. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon a vote, unanimously carried, it was

RESOLVED to approve the proposal from RTS Landscaping for annual maintenance for the detention ponds in the amount of \$8,340.00.

RECORD OF PROCEEDINGS

Dog Waste Removal for Community: Mr. Scheirman presented options for dog waste removal for the dog park area. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Andrews, and upon a vote, unanimously carried, it was

RESOLVED to approve Dogwood Poop Scoop Service proposal for weekly removal in the dog park.

DIRECTOR COMMENTS

There were no Director Comments to come before the Board.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 9:46 p.m.

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