

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NO. 2

HELD  
December 4, 2025

The Special Meeting of the Board of Directors of Horizon Metropolitan District No. 2 was held via MS Teams and Teleconference on Thursday, December 4, 2025, at 6:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

David Andrews, Vice President  
Peter Navik, Treasurer  
Victoria Partridge, Asst. Secretary

#### Directors Not in Attendance and Excused:

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

#### Also in Attendance:

Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.  
Wendy McFarland; Pinnacle Consulting Group, Inc.  
Geol Scheirman; Cohere Life

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Scheirman noted that a quorum was present, with three out of five Directors in attendance. The Special Meeting of the Board of Directors of the Horizon Metropolitan District No. 2 was called to order by Mr. Scheirman at 6:10 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 summary nature of any matters as required under Colorado law to permit

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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 Andrews, seconded by Director Partridge and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: Director Partridge raised concern over snow removal for the last storm and the timing of removal that caused ice concerns in the alleyways. Mr. Scheirman relayed that the 2” threshold was not met till later but committed to be more proactive moving forward to prevent ice issues in the future.

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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 Andrews, seconded by Director Partridge, and upon vote, unanimously carried, the following items on the consent agenda were 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.

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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 September 30, 2025, with the Board and answered questions. Upon a motion duly made by Director Andrews, seconded by Director Partridge, and upon vote, unanimously carried, it was:

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

Consider Engagement of Biggs Kofford for preparation of the 2025 Audit for District No. 2: Ms. McFarland presented the proposal from Biggs Kofford for 2025 Audit preparation in the amount of \$9,250.00. Upon a motion duly made by Director Andrews, seconded by Director Partridge, and upon a vote, unanimously carried, it was:

**RESOLVED** to approve the engagement of Biggs Kofford to conduct the 2025 for District No. 2 for \$9,250.00.

Public Hearing on the proposed 2026 Budget: Upon a motion duly made by Director Andrews, seconded by Director Partridge upon a vote unanimously carried, the public hearing regarding the 2026 Horizon Metropolitan District No. 2 Budget was opened at 6:26pm. Ms. McFarland presented the proposed budgets.

Upon a motion duly made by Director Andrews, seconded by Director Partridge upon a vote unanimously carried, the public hearing regarding the 2026 Budget was closed at 6:32pm. The 2026 budget for the Horizon Metropolitan District No. 2 are as follows:

Mill Levy: 74.996 mills  
General Fund: \$260,119  
Debt Service Fund: \$1,151,691.00

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

**RESOLVED** to approve the Resolution to Adopt the 2026 Budgets for Horizon Metropolitan District No. 2, 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 necessary following receipt of final assessed values.

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### LEGAL ITEMS

General Counsel Engagement Letter: Mr. Pogue presented the updated General Counsel Engagement Letter.

Upon a motion duly made by Director Andrews, seconded by Director

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Partridge, and upon a vote, unanimously carried, it was

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

DISTRICT  
MANAGEMENT ITEMS

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Mr. Scheirman presented the manager's report.

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 8:35 p.m.

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