

**HORIZON METROPOLITAN DISTRICT NOS. 1, 3-10  
2025 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION**

WHEREAS, the Boards of Directors (the “Boards”) of Horizon Metropolitan District Nos. 1, 3-10 (the “Districts”) are required to perform certain administrative obligations during each calendar year to comply with certain statutory requirements, as further described below, and to assure the efficient operations of the Districts; and

WHEREAS, the Boards desire to set forth such obligations herein and to designate, where applicable, the appropriate person or person(s) to perform such obligations on behalf of the Districts; and

WHEREAS, the Boards further desire to acknowledge and ratify herein certain actions and outstanding obligations of the Districts.

NOW, THEREFORE, THE BOARDS OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NOS. 1, 3-10 HEREBY RESOLVE AS FOLLOWS:

1. The Boards direct the District Manager to prepare and file either an accurate map of the Districts’ boundaries, as specified by the Colorado Division of Local Government (the “Division”), or a notice that the Districts’ boundaries have not changed since the filing of the last map for the Districts, with the Division, the Arapahoe County (the “County”) Clerk and Recorder and County Assessor on or before January 1, 2025, as required by Section 32-1-306, C.R.S.

2. Pursuant to Section 24-32-116(3)(b), C.R.S., the Boards direct legal counsel to update the Division with any of the following information previously provided to the Division, in the event such information changes: (i) the official name of the Districts; (ii) the principal address and mailing address of the Districts; (iii) the name of the Districts’ agent; and (iv) the mailing address of the Districts’ agent.

3. The Boards direct legal counsel to prepare, no more than sixty (60) days prior to and not later than January 15, 2025, the Districts’ annual transparency notice containing the information set forth in Section 32-1-809(1), C.R.S., and to provide such notice to the eligible electors of the Districts in one of the manners set forth in Section 32-1-809(2), C.R.S. In addition, legal counsel is directed to file a copy of the notice with the County Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder’s Office, the City Council of the City of Aurora (“City”), and the Division as set forth in Section 32-1-104(2), C.R.S. A copy of the notice shall be made available for public inspection at the principal business office of the Districts.

4. The Boards direct the Districts’ accountant to (i) submit proposed 2026 budgets for the Districts to the Boards by October 15; 2025, (ii) schedule public hearings on the proposed budgets; (iii) prepare final budgets appropriating moneys and fixing the rate of any mill levy; (iv) prepare budget resolutions, including certification of mill levies and amendments to the budgets if necessary; (v) to certify the mill levy to the County on or before December 15, 2025; (vi) and to file the approved budget and amendments thereto with the proper governmental entities in

accordance with the Local Government Budget Law of Colorado, Sections 29-1-101 to 29-1-115, C.R.S.

5. The Board directs legal counsel to prepare the special district public disclosure statement in accordance with Section 32-1-104.8(2), C.R.S. and record the statement with the County Clerk and Recorder at any such time as a decree or order of inclusion of real property into the Districts' boundaries is recorded.

6. The Boards direct legal counsel to notify the City of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan attached to the Districts' Service Plan, as required by Section 32-1-202(2)(b), C.R.S.

7. The Boards hereby direct the Districts' accountant to prepare and file an application for exemption from audit for the applicable Districts with the State Auditor by March 31, 2025, as required by Section 29-1-604, C.R.S.; or, if required by Section 29-1-603, C.R.S., the Boards authorizes that an audit of the Districts' financial statements be prepared and submitted to the applicable Boards before June 30, 2025, and filed with the State Auditor by July 31, 2025. In addition, if the Districts have authorized but unissued general obligation debt as of the end of the fiscal year, the Districts' accountant shall cause to be submitted to the City the Districts' audit reports and/ or copies of the applications for exemption from audit in accordance with Section 29-1-606(7), C.R.S.

8. If the Districts hold property presumed abandoned and subject to custody as unclaimed property pursuant to the Unclaimed Property Act (§§38-13-101 *et seq.*, C.R.S.), the Boards direct legal counsel to prepare an unclaimed property report that covers the twelve months preceding July 1, 2025 and submit the report to the Colorado State Treasurer by November 1, 2025, in accordance with Section 38-13-401 *et seq.*, C.R.S.

9. The Boards direct the Districts' accountant to oversee the preparation and submission of any continuing annual disclosure report and/or other financial reports and documents required to be filed pursuant to a continuing disclosure agreement and any authorizing resolution, indenture, pledge agreement, loan document, and/or any other document related to the issuance of any general or special obligation bonds, revenue bonds, loans from financial institutions or other multiple fiscal year obligations by the Districts and any refundings thereof.

10. The Boards direct the Districts' accountant to cause the preparation of the annual public securities report for nonrated public securities issued by the Districts and to file the report with the Division within sixty (60) days of the close of the fiscal year, as required by Sections 11-58-101 *et seq.*, C.R.S.

11. The Boards designate the Secretary of the District as the official custodian of "public records," as such term is used in Section 24-72-202(2), C.R.S. Public records may also be maintained at the office of Icenogle Seaver Pogue, P.C. and Pinnacle Consulting Group, Inc.

12. The Boards direct legal counsel to advise it on the requirements of the Fair Campaign Practices Act Section 1-45-101 *et seq.*, C.R.S., when applicable.

13. The Boards direct that all legal notices shall be published in accordance with Section 32-1-103(15), C.R.S., in a paper of general circulation within the boundaries of the Districts, or in the vicinity of the Districts if none is circulated within the Districts including, but not limited to, the *Aurora Sentinel*.

14. The Board for District No. 1 hereby determines that each director shall receive compensation for the directors' services in the amount of \$100 per meeting not to exceed a total of \$2,400 per annum in accordance with Section 32-1-902(3)(a)(II), C.R.S. The Boards for District Nos. 3-10 determines that its directors shall not receive compensation for services as directors pursuant to Section 32-1-902(3)(a), C.R.S.

15. The Boards hereby determine that each member of the Boards shall execute an Affidavit of Qualification of Director at such time the member is either elected or appointed to the Boards. Such forms shall be retained in each Districts' files. Section 32-1-103(5), C.R.S. sets forth the qualifications required. Pursuant to Section 32-1-901, C.R.S., the Boards direct legal counsel to prepare, administer and file an oath of office and a certificate of appointment, if applicable, and procure either crime insurance or a surety bond for each Director, and to file copies of each with the Arapahoe County Clerk and Recorder, Clerk of the Court and the Division.

16. The Boards extend the current indemnification resolutions adopted by the Boards on November 3, 2022, to allow the resolutions to continue in effect as written.

17. Pursuant to Section 32-1-1101.5, C.R.S., the Boards direct legal counsel to certify the results of special district ballot issue elections to incur general obligation indebtedness by certified mail to the City and to file a copy of the certification with the Colorado Division of Securities within forty-five (45) days after the election. Furthermore, whenever the Districts authorize or incur a general obligation debt, The Boards authorize legal counsel to record notice of such action and a description of such debt, in a form prescribed by the Division, in the County Clerk and Recorder's office within thirty (30) days after authorizing or incurring the debt in accordance with Section 32-1-1604, C.R.S. Furthermore, whenever the Districts incur general obligation debt, the Boards direct legal counsel to submit a copy of the recorded notice to the City within thirty (30) days after incurring the debt in accordance with Section 32-1-1101.5(1), C.R.S.

18. If requested, the Boards direct legal counsel to prepare and file an application for a quinquennial finding of reasonable diligence with the City Council, in accordance with Section 32-1-1101.5(1.5) & (2), C.R.S.

19. The Boards direct legal counsel to prepare and file the special district annual report in accordance with the Districts' Service Plan and Section 32-1-207(3)(c), C.R.S.

20. The Boards have determined that legal counsel will file conflicts of interest disclosures provided by board members with the Secretary of State seventy-two (72) hours prior to each meeting of the Boards, in accordance with Sections 32-1-902(3)(b) and 18-8-308, C.R.S.

Annually, legal counsel shall request that each Board member submit updated information regarding actual or potential conflicts of interest. Additionally, at the beginning of every term, legal counsel shall request that each Board member submit information regarding actual or potential conflicts of interest.

21. The Districts are currently members of the Special District Association (“SDA”) and insured through the Colorado Special Districts Property and Liability Pool. The Boards direct the District Manager to pay the annual SDA membership dues and insurance premiums in a timely manner. The Boards and the District Manager will biannually review all current insurance policies and coverage to determine appropriate insurance coverage is maintained.

22. The Boards have reviewed the minutes from meetings of the Boards held from November 1, 2023 through October 2, 2024 attached hereto as **Exhibit A**. The Boards, being fully advised of the premises, hereby ratify and affirm each and every action of the Boards taken at said meetings. Furthermore, the Boards designate the District Manager or his/her designee as the recording Secretary of the Boards’ meetings.

23. Pursuant to Section 24-6-402(2)(d.5)(II)(E), C.R.S., the Boards hereby declare that all electronic recordings of executive sessions shall be retained for purposes of the Colorado Open Meetings Law for ninety (90) days after the date of the executive session. The Boards further direct the custodian of the electronic recordings of the executive session to systematically delete all such recordings made for purposes of the Colorado Open Meetings Law at its earliest convenience after the ninetieth (90<sup>th</sup>) day after the date of the executive session.

24. Pursuant to Section 32-1-104.5(3)(a), C.R.S., the Boards hereby designate the Districts’ official website as <https://www.horizonmds.org/>. The Boards direct District management to maintain and update the official website of the Districts in compliance with Section 32-1-104.5(3)(a), C.R.S. and the Accessibility Rules in accordance with direction and guidance provided by the Colorado Office of Information Technology.

25. Pursuant to Section 32-1-904, C.R.S., the Boards determined that the office of the Districts shall be at, Pinnacle Consulting Group, Inc., 550 W Eisenhower Blvd, Loveland, Colorado.

26. The Districts hereby acknowledge, agree and declare that the Districts’ policy for the deposit of public funds shall be made in accordance with the Public Deposit Protection Act (Sections 11-10.5-101 *et seq.*, C.R.S.). As provided therein, the Districts’ official custodian may deposit public funds in any bank which has been designated by the Colorado Banking Board as an eligible public depository. For purposes of this paragraph, “official custodian” means a designee with plenary authority including control over public funds of a public unit which the official custodian is appointed to serve. The Districts hereby designate the Districts’ accountant as its official custodian over public deposits.

27. The Boards hereby authorize the Districts’ President or the District Manager to execute, on behalf of the Districts, any and all easement agreements pursuant to which the Districts is accepting or acquiring easements in favor of the Districts.

28. Unless otherwise authorized by the Boards at a duly held meeting, the District No. 1 Board of Directors (the “D1 Board”) hereby authorizes the District No. 1 Board President or the District Manager to approve any Task Orders, Work Orders, and Change Orders (individually, the “Order,” collectively, the “Orders”) for any District construction contract and service agreement (the “Contract”), provided, that any Order resulting in an increase in the Contract price to be paid by District No. 1 is within the District No. 1’s approved budget and does not exceed \$25,000. Any Orders approved by the D1 Board President or the District Manager will be ratified by the next meeting of the D1 Board.

29. The District No. 1 Board, by resolution and at a public meeting held after notice has been provided to an affected property owner, may elect to certify to the Arapahoe County Treasurer any delinquent fees, rates, tolls, fines, penalties, charges, or assessments imposed by District No. 1 for covenant enforcement violations, and to have such delinquent fees, rates, tolls, fines, penalties, charges, or assessments collected and paid over by the Arapahoe County Treasurer pursuant to Section 39-10-107, C.R.S. The D1 Board hereby instructs the District Manager to take all necessary steps to prepare a list of delinquent property owner accounts and to provide such list to legal counsel no later than September 30, 2025. The Board directs legal counsel to send such notices to the affected property owners indicating District No. 1’s intent to certify delinquent accounts to the Arapahoe County Treasurer at the next meeting of the D1 Board.

*(Signature Page Follows.)*

ADOPTED AND APPROVED THIS 21st DAY OF NOVEMBER, 2024.

HORIZON METROPOLITAN DISTRICT NOS. 1, 3-10

Signed by:  
By: David Crowder  
David Crowder, President

*Signature Page to Horizon Metropolitan District Nos. 1, 3-10  
2025 Annual Administrative Matters Resolution*

**EXHIBIT A**

**Minutes from Meetings held between  
November 1, 2023 through October 2, 2024**

## RECORD OF PROCEEDINGS

---

MINUTES OF THE STATUTORY ANNUAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
HORIZON METROPOLITAN DISTRICT NOS. 1-10 (THE "DISTRICT")  
HELD  
NOVEMBER 1, 2023

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Board of Directors of the Horizon Metropolitan District Nos. 1-10 (referred to hereafter as the "Board") was convened on November 1, 2023, at 10:30 a.m., via video / telephone conference. The meeting was open to the public.

ATTENDANCE

**Directors In Attendance Were:**

**District No. 1 and 3-10:**

David Crowder, Jr., President  
Karen Voit, Vice President  
Jason Rutt, Secretary

Director Lisa Garcia, Treasurer, was absent and excused.

**District No. 1 and 3-10:**

David Crowder, Jr., President  
Karen Voit, Vice President  
Jason Rutt, Secretary  
Victoria Partridge, Director

Director Lisa Garcia, Treasurer, was absent and excused.

**Also, In Attendance Were:**

Shauna D'Amato, Kaitlin Frey, Nic Carlson, Margaret Henderson and Terri Boroviak; CliftonLarsonAllen LLP ("CLA")

CALL TO ORDER/  
DECLARATION  
OF QUORUM

Director Crowder called the meeting to order at 10:38 a.m.

DIRECTOR  
MATTERS/  
DISCLOSURE  
MATTERS

None.

ANNUAL MEETING  
MATTERS

**Presentation Regarding the Status of the Public Infrastructure Projects Within the District:** Ms. Boroviak and Director Voit presented information



## RECORD OF PROCEEDINGS

---

regarding the status of public infrastructure projects within the Districts to the Boards.

**Presentation Regarding the Status of the Outstanding Bonds:** Ms. Boroviak presented information regarding the status of the outstanding bonds to the Boards.

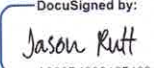
**Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures of the District in Relation to its Adopted Budget, for the Calendar Year:** Ms. Boroviak presented the District's Unaudited Financial Statements to the Boards, including year-to-date revenue and expenditures of the District in relation to the District's adopted budget, for the calendar year.

**Public Questions:** There were no public questions.

### ADJOURNMENT

There being no further business to come before the Board at this time, Director Crowder adjourned the annual meeting at 11:01 a.m.

Respectfully submitted,

By:   
A098B4809185409...  
Secretary for the Annual Meeting

## RECORD OF PROCEEDINGS

---

MINUTES OF A REGULAR MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
HORIZON METROPOLITAN DISTRICT NOS. 1 AND 3-10 (THE  
“DISTRICTS”)  
HELD  
NOVEMBER 1, 2023

A regular meeting of the Boards of Directors (referred to hereafter as the “Boards”) of the Districts was convened on Wednesday, November 1, 2023, at 9:00 a.m. via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### **Directors In Attendance Were:**

David Crowder, Jr., President  
Karen Voit, Vice President  
Jason Rutt, Secretary

Director Lisa Garcia, Treasurer, was absent and excused.

#### **Also, In Attendance Were:**

Shauna D’Amato, Kaitlin Frey, Nic Carlson, Margaret Henderson and Terri Boroviak; CliftonLarsonAllen LLP (“CLA”)  
Alan Pogue, Esq. and Deborah Early, Esq.; Icenogle Seaver Pogue, P.C.  
Eric Keesen and William Medellin; BrightView Landscape Services, Inc.  
Peter Navik and Victoria Patridge; Members of the Public

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** Director Crowder called the meeting to order at 10:02 a.m. The Boards reviewed the agenda for the meeting. Following review and discussion, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Boards approved the agenda, as amended to defer item A under Legal Matters discussing the approval of First Amendment to Funding and Reimbursement Agreement for Operational Advances between District No. 1 and LendLease Horizon Holdings, LLC to the December 6, 2023 Board meeting and to remove item B under Legal Matters.

**Disclosures of Potential Conflicts of Interest:** The Boards discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards 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 Boards’ members prior to this meeting in accordance with statute. It was noted by Attorney Pogue that disclosures of potential conflicts of interest were filed with the Secretary of State for the Directors affiliated with the Developer, and no additional conflicts were disclosed at the meeting.

**Quorum, Location of Meeting and Posting of Meeting Notice:** A quorum was

## RECORD OF PROCEEDINGS

---

confirmed. The Boards entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Districts' Boards meeting. The Boards determined that this meeting was to be conducted via Microsoft Teams, without any individuals (neither Districts' representatives nor the general public) attending in person. The Boards further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxing electors within the Districts' boundaries were received.

**Board Meeting Attendance Policy:** Attorney Pogue reviewed the attendance policy statute with the Boards. Director Crowder directed CLA to track future attendance of Board members. The Boards excused Director Garcia's absence.

**Public Comment:** There was no public comment.

### CONSENT AGENDA

- **2024 Annual Administrative Matters Resolution**
- **2024 Meeting Resolution**
- **Amended and Restated Public Records Policy**

Upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Boards adopted and approved the Consent Agenda items, as presented.

### FINANCIAL MATTERS

**Public Hearings on the Amendment of the 2023 Budgets and Resolution to Amend 2023 Budgets (District Nos. 1 & 4):** Ms. Henderson reviewed the 2023 Budget amendments with the Boards of District Nos. 1 and 4.

Director Crowder opened the public hearing at 10:11 a.m. There was no public that wanted to provide public comment.

Director Crowder closed the public hearing at 10:12 a.m.

Following review, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Boards of District Nos. 1 and 4 approved the 2023 Budget amendments and adopted the Resolutions to Amend the 2023 Budgets, as presented.

**Public Hearings on the Proposed 2024 Budgets and Resolution to Adopt 2024 Budgets, Certification of Mill Levies, and Appropriate Sums of Money:** Ms. Henderson reviewed the proposed 2024 Budgets with the Boards.

Director Crowder opened the public hearing at 10:20 a.m. There was no public that wanted to provide public comment.

Upon a motion duly made by Director Voit, seconded by Director Rutt and, upon



## RECORD OF PROCEEDINGS

---

vote, unanimously carried, the Boards continued the public hearing to December 6, 2023 at 9:00 a.m.

**Engagement Letter with BiggsKofford, P.C. to Prepare 2023 Audits (District Nos. 1 & 3):** Ms. Henderson reviewed the engagement letters with the Boards of District Nos. 1 and 3. Following review, upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the Boards of District Nos. 1 & 3 approved the engagement letters with BiggsKofford, P.C. to prepare the 2023 Audits, as presented.

**2024 Fee Schedule (District No. 1):** This item was deferred to the December 6, 2023 meeting.

**Previous and Current Claims (District No. 1):** Ms. Henderson reviewed the previous and current claims with the Board of District No. 1. Following review, upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the Board of District No. 1 ratified approval of previous claims and approved current claims, as presented.

**September 30, 2023 Financial Statements (District Nos. 1, 3 and 4):** Ms. Henderson reviewed the Financial Statements with the Boards of District Nos. 1, 3 and 4. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Voit and, upon vote, unanimously carried, the Boards of District Nos. 1, 3 and 4 accepted the September 30, 2023 Financial Statements, as presented.

**Capital Costs and Improvements Pursuant to the Facilities Acquisition and Reimbursement Agreement (District No. 1):** Attorney Early reviewed discussed the public improvement costs incurred by Lendlease Horizon Holdings, LLC on behalf of District No. 1, which costs were certified by Schedio Group and are subject to reimbursement pursuant to the Facilities Funding and Acquisition Agreement. The Board discussed the costs and Director Crowder indicated that Project Management Costs not be included in the total amount of reimbursement, as the Project Management Agreement does not cover these costs. Director Voit was preparing the Bill of Sale to convey the public improvements to District No. 1. Following further review and discussion, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Board of District No. 1 approved the Resolution Accepting Public Improvement Costs pursuant to the Facilities Acquisition and Reimbursement Agreement, with such total costs accepted by District No. 1 subject to adjustment as discussed.

**Operation and Maintenance Costs Pursuant to the 2022 Funding and Reimbursement Agreement (District No. 1):** Attorney Early discussed the operating and maintenance costs incurred by Lendlease Horizon Holdings, LLC

## RECORD OF PROCEEDINGS

---

on District No. 1's behalf, which costs were certified by the Schedio Group and are subject to reimbursement by District No. 1 pursuant to the Funding and Reimbursement Agreement. The Board discussed the costs and Director Crowder indicated that Project Management Costs not be included in the total amount of reimbursement, as the Project Management Agreement does not cover these costs. Following further review and discussion, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Board of District No. 1 approved the Resolution accepting operation and maintenance costs pursuant to the 2022 Funding and Reimbursement Agreement, with such total costs accepted by District No. 1 subject to adjustment as discussed.

### LEGAL MATTERS

**First Amendment to Funding and Reimbursement Agreement for Operational Advances between District No. 1 and LendLease Horizon Holdings, LLC, and in connection therewith, the Refunding of a Subordinate Note and Issuance of a new Subordinate Note:** This item was deferred to the December 6, 2023 meeting.

**Acceptance of Assignment of Stormwater Maintenance Agreement:** Attorney Early reviewed the Agreement with the Boards. Following review, upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the Boards approved the Acceptance of Assignment of Stormwater Maintenance Agreement, as presented.

### MANAGER MATTERS

**Covenant Enforcement Report:** This item was deferred to the December 6, 2023 meeting.

#### **Covenant Enforcement and Community Management:**

**Design Review Process and Examples of Design Review Request Form and Violation Letter:** This item was deferred to the December 6, 2023 meeting.

**Quality Site Assessment from BrightView Landscape Services, Inc.:** This item was deferred to the December 6, 2023 meeting.

**Establishment of Community Garden Committee and Construction of Community Garden:** This item was deferred to the December 6, 2023 meeting.

**Proposal for Pergola Construction from Churchich Recreation:** This item was deferred to the December 6, 2023 meeting.

**Proposal for Stormwater Maintenance and Inspection Services from S.A. MIRO, Inc.:** This item was deferred to the December 6, 2023 meeting.



**RECORD OF PROCEEDINGS**

**Proposals for 2024 Landscape and Snow Removal Services from Designscapes Colorado, CDI Environmental Contractor/Nature's Workforce, Environmental Designs, Inc. and BrightView Landscape Services, Inc.:** Following discussion, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Boards authorized CLA to coordinate snow removal services with BrightView through year end and to work with Directors Crowder and Voit to determine next steps for the Request for Proposals.

**CliftonLarsonAllen LLP Master Services Agreements and Statement(s) of Work for 2024:** This item was deferred to the December 6, 2023 meeting.

**2024 Insurance Renewals:** This item was deferred to the December 6, 2023 meeting.

**Worker's Compensation Insurance for 2024 (District Nos. 1 and 3):** This item was deferred to the December 6, 2023 meeting.

**Renewal of Membership in the Special District Association for 2024:** This item was deferred to the December 6, 2023 meeting.

DIRECTOR MATTERS

**Newsletters, Programming and Engagement:** This item was deferred to the December 6, 2023 meeting.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Boards continued the meeting to December 6, 2023 at 10:38 a.m.

Respectfully submitted,

DocuSigned by:  
*Jason Rutt*  
A096B4809165409  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

---

MINUTES OF A CONTINUED MEETING OF  
THE BOARDS OF DIRECTORS OF THE  
HORIZON METROPOLITAN DISTRICT NOS. 1 AND 3-10 (THE  
“DISTRICTS”)  
HELD  
DECEMBER 6, 2023

A continued meeting of the Boards of Directors (referred to hereafter as the “Boards”) of the Districts was convened on Wednesday, December 6, 2023, at 9:00 a.m. via Microsoft Teams. The meeting was open to the public.

### ATTENDANCE

#### **Directors In Attendance Were:**

David Crowder, Jr., President  
Karen Voit, Vice President  
Jason Rutt, Secretary

Director Lisa Garcia, Treasurer, was absent and excused.

#### **Also, In Attendance Were:**

Shauna D’Amato, Nic Carlson, Kaitlin Frey, Margaret Henderson and Terri Boroviak; CliftonLarsonAllen LLP (“CLA”)  
Alan Pogue, Esq. and Deborah Early, Esq.; Icenogle Seaver Pogue, P.C.  
William Medellin; BrightView Landscape Services, Inc.  
Jordan Honea, Peter Navik and Victoria Partridge; Members of the Public

### ADMINISTRATIVE MATTERS

**Quorum, Location of Meeting and Posting of Meeting Notice:** The Boards excused the absence of Director Garcia and confirmed the quorum. The Boards entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Districts’ Boards meeting. The Boards determined that this meeting was to be conducted via Microsoft Teams, without any individuals (neither Districts’ representatives nor the general public) attending in person. The Boards further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the Districts’ boundaries were received.

**Call to Order and Agenda:** Director Crowder called the meeting to order at 9:30 a.m. The Boards reviewed the agenda for the meeting. Following review and discussion, upon a motion duly made by Director Crowder, seconded by Director Rutt and, upon vote, unanimously carried, the Boards approved the agenda, as amended to add an Executive Session item at the end of the meeting.

**Disclosures of Potential Conflicts of Interest:** The Boards discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential



## RECORD OF PROCEEDINGS

---

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 Boards' members prior to this meeting in accordance with statute. It was noted by Attorney Pogue that disclosures of potential conflicts of interest were filed with the Secretary of State for the Directors affiliated with the Developer, and no additional conflicts were disclosed at the meeting.

**Public Comment:** None.

### CONSENT AGENDA

- **August 2, 2023 and November 1, 2023 Regular Meeting Minutes and November 1, 2023 Annual Meeting Minutes**

Upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the Boards approved the Consent Agenda items, as presented.

### FINANCIAL MATTERS

**Continued Public Hearings on the Proposed 2024 Budgets and Resolution to Adopt 2024 Budgets, Certification of Mill Levies, and Appropriate Sums of Money:** The Boards continued the public hearings opened on November 1, 2023 at 10:12 a.m. Members of the public provided comments regarding concrete renovations. Discussion ensued regarding the engagement of a Civil Engineer to conduct assessments and evaluations of the District alleys. Following additional discussion, the Board directed staff to include information in the upcoming newsletter regarding resident usage of ice melt/salt.

Director Crowder closed the public hearings at 9:55 a.m.

Following discussion, upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the Boards approved the 2024 Budgets and adopted the Resolutions to Adopt 2024 Budgets, Certification of Mill Levies, and Appropriate Sums of Money, with 0.000 mills in the General Fund and 0.000 mills in the Debt Service Fund for District No. 1, 16.000 mills in the General Fund, 30.000 mills in the Debt Service Fund and 1.174 mills for Aurora Regional Improvements for District No. 3, 0.000 mills in the General Fund and 40.000 mills in the Debt Service Fund for District No. 4, and 0.000 mills in the General Funds and 0.000 mills in the Debt Service Funds for District Nos. 5, 6, 7, 8, 9 and 10, subject to adjustment to generate revenue target once final assessed valuations are received. Such final Resolutions will be attached to and incorporated into these minutes following receipt of final certification of assessed valuation.

**2024 Fee Schedule (District No. 1):** Ms. Henderson reviewed the 2024 fee schedule with the District No. 1 Board. Following review, upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the District No. 1 Board approved the 2024 fee schedule, as presented:



## RECORD OF PROCEEDINGS

---

\$84.00 per unit/per quarter for waste, \$75 per unit/per quarter for stormwater maintenance.

### LEGAL MATTERS

**First Amendment to Funding and Reimbursement Agreement for Operational Advances Between District No. 1 and LendLease Horizon Holdings, LLC, and in Connection Therewith, the Refunding of a Subordinate Note and Issuance of a New Subordinate Note:** Mr. Pogue reviewed the amendment with the Boards. Following review, upon a motion duly made by Director Crowder, seconded by Director Voit and, upon vote, unanimously carried, the Boards approved the First Amendment to Funding and Reimbursement Agreement for Operational Advances between District No. 1 and LendLease Horizon Holdings, LLC, and in connection therewith, the refunding of a Subordinate Note and issuance of a New Subordinate Note, with an adjustment in the amount to \$2,000,000.

### MANAGER MATTERS

**Quality Site Assessment from BrightView Landscape Services, Inc.:** Mr. Medellin reviewed the Quality Site Assessment with the Boards. No action was taken.

### **Establishment of Community Garden Committee and Construction of Community Garden:**

**Proposal for Pergola Construction from Churchich Recreation:** Ms. D'Amato reviewed the proposal with the Boards. Following review and discussion, upon a motion duly made by Director Voit, seconded by Director Crowder and, upon vote, unanimously carried, the Boards approved the proposal for pergola construction from Churchich Recreation in an amount not to exceed \$50,000.00. It was noted that the District will pay for this expense with capital funds and the developer will reimburse the District.

**Proposal for Stormwater Maintenance and Inspection Services from S.A. MIRO, Inc.:** Ms. D'Amato reviewed the proposal with the Boards. Following review and discussion, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Boards approved the proposal for stormwater maintenance and inspection services from S.A. MIRO, Inc., as presented.

**Proposals for 2024 Landscape and Snow Removal Services from Designscape Colorado and BrightView Landscape Services, Inc.:** Ms. D'Amato reviewed the proposals with the Boards. Following review and discussion, upon a motion duly made by Director Rutt, seconded by Director Voit and, upon vote, unanimously carried, the Boards approved the proposal for 2024 landscape and snow removal services from BrightView Landscape Services, Inc.

## RECORD OF PROCEEDINGS

---

**CliftonLarsonAllen LLP Master Services Agreements and Statement(s) of Work for 2024:** Ms. D’Amato reviewed the agreements and Statement(s) of Work with the Boards. Following review and discussion, upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the Boards approved the CliftonLarsonAllen LLP Master Services Agreements and Statement(s) of Work for 2024, as presented.

**2024 Insurance Renewals:** Ms. D’Amato reviewed the insurance renewal information for the Boards. Upon a motion duly made by Director Crowder, seconded by Director Voit and, upon vote, unanimously carried, the Boards approved the 2024 insurance renewals.

**Worker’s Compensation Insurance for 2024 (District Nos. 1 and 3):** Ms. D’Amato reviewed the renewals of Worker’s Compensation insurance for the Boards of District Nos. 1 and 3-10. Upon a motion duly made by Director Voit, seconded by Director Rutt and, upon vote, unanimously carried, the Boards approved worker’s compensation insurance for 2024 for District Nos. 1, 3, 4, 5, 6, 7, 8, 9 and 10.

### **Covenant Enforcement and Community Management:**

**Design Review Process and Examples of Design Review Request Form and Violation Letter:** Ms. Frey reviewed the design review process with the Boards.

### **DIRECTOR MATTERS**

**Newsletters, Programming and Engagement:** The Boards discussed newsletters, programming and engagement.

### **OTHER BUSINESS**

Pursuant to Section 24-6-402(4)(b), C.R.S., the Boards entered into Executive Session at 10:28 a.m. to receive legal advice from General Counsel on specific legal matters.

The Boards exited Executive Session at 10:48 a.m.

No action was taken during the Executive Session.

Upon a motion duly made by Director Voit and seconded by Director Crowder and, upon vote, unanimously carried, the Boards approved the termination of CliftonLarsonAllen LLP’s contracts across all service lines as of January 31, 2024, and the engagement of Pinnacle Consulting Group, Inc. as District Manager, Accountant, Finance Director, and Project Manager.

### **ADJOURNMENT**

There being no further business to come before the Boards at this time, Director Crowder adjourned the meeting at 10:50 a.m.

## RECORD OF PROCEEDINGS

---

Respectfully submitted,

*Jenna Pettit*  
\_\_\_\_\_  
Secretary for the Meeting



## RECORD OF PROCEEDINGS

---

---

### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NOS. 1, 3-10

HELD  
April 3, 2024

The Regular Meeting of the Board of Directors of Horizon Metropolitan District No. 1, 3-10 was held via MS Teams and Teleconference on Wednesday, April 3, 2024, at 9:00 a.m.

#### ATTENDANCE

##### Directors in Attendance:

David Crowder Jr., President & Chairperson  
Karen Voit, Vice President  
Jason Rutt, Secretary  
Lisa Garcia, Treasurer

##### Also in Attendance:

Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.  
Kenny Parish, Jenna Pettit, Wendy McFarland, Irene Buenavista, Christy McCutchen, and Daryl Fields; Pinnacle Consulting Group, Inc.  
Several Members of the Public.

#### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Crowder Jr. noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. The Regular Meeting of the Board of Directors (collectively, the “Boards”) of the Horizon Metropolitan District Nos. 1, 3-10 (collectively, the “District”) was called to order by Director Crowder Jr. at 9:48 a.m.

Combined Meeting: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of Horizon Metropolitan District No. 1, with concurrence by the Boards of Directors of Horizon Metropolitan District Nos. 3, 4, 5, 6, 7, 8, 9, and 10.

Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Pogue noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s office and with the District’s Board. 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

## RECORD OF PROCEEDINGS

---

---

the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the 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, upon a motion duly made by Director Rutt, seconded by Director Garcia, and upon vote, unanimously carried, it was

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

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

---

### CONSENT AGENDA

Mr. Parish reviewed the items on the consent agenda with the Boards. Mr. Parish advised the Boards 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 Garcia, Seconded by Director Rutt, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Approval of Minutes – December 6, 2023, Special Meeting.
  - B. Payment of Claims.
  - C. Contract Modifications.
  - D. District Website Accessibility Resolution.
- 

### FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland presented the Finance Manager's Report to the Boards and answered questions.

Financial Statements: Ms. McFarland reviewed the unaudited Financial Statements for the period ending December 31, 2023, with the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Garcia, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending December 31, 2023, as presented.



## RECORD OF PROCEEDINGS

---

---

2023 Audit Engagement Letter for District Nos. 1 & 3: Ms. McFarland presented the 2023 Audit Engagement Letter for District Nos. 1 & 3 to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Rutt, seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the 2023 Audit Engagement Letter for District Nos. 1 & 3, as presented.

2023 Audit Exemptions for District Nos. 4-10: Ms. McFarland presented the 2023 Applications for Exemption from Financial Audit for District Nos. 4-10 to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Rutt, seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the 2023 Audit Exemptions for District Nos. 4-10, as presented.

Operations and Maintenance Costs pursuant to the 2022 Funding and Reimbursement Agreement. Schedio Group Report No. 4: Ms. McFarland discussed the Operations and Maintenance Costs pursuant to the 2022 Funding and Reimbursement Agreement, Schedio Group Report No. 4 with the Boards and answered questions.

---

### LEGAL ITEMS

Capital Costs and Improvements pursuant to the Facilities Acquisition and Reimbursement Agreement (District No. 1): Ms. Early presented the Capital Costs and Improvements pursuant to the Facilities Acquisition and Reimbursement Agreement (District No. 1) to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Garcia, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Capital Costs and Improvements pursuant to the Facilities Acquisition and Reimbursement Agreement (District No. 1), as presented.

District No. 5 Mill Levy Status: Mr. Pogue, Mr. Parish, and Director Crowder discussed the District No. 5 Mill Levy Status with the Boards and answered questions.

---

### DISTRICT MANAGER ITEMS

Community Garden Rules: Mr. Parish presented the Community Garden Rules to the Boards and answered questions. Following review and

## RECORD OF PROCEEDINGS

---

---

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

**RESOLVED** to approve Community Garden Rules, as presented.

Engagement with Altitude Community Law for Collections Services: Mr. Parish recommended the Boards engage Altitude Community Law for Collections Services and answered questions.

MSA with CoHere for 2024: Mr. Parish presented the MSA with CoHere for 2024 to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Voit, seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the MSA with CoHere for 2024, as presented.

Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget not to Exceed \$25,000: Mr. Parish requested the Boards consider delegating authority to the District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget not to exceed \$25,000. Following review and discussion, upon a motion duly made by Director Rutt, seconded by Director Voit, and upon vote, unanimously carried, it was

**RESOLVED** to authorize the District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget, not to Exceed \$25,000, as presented.

Pet Waste Management Company: Mr. Fields recommended the District continue its engagement with the current Pet Waste Management Company, Brightview, and answered questions. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to continue engagement with the District's current Pet Waste Management Company, Brightview.

Potential Closure of Dog Park: Director Crowder and Mr. Fields discussed the Potential Closure of the Dog Park with the Boards and answered questions. Mr. Navik inquired into Brightview's parameters for



## RECORD OF PROCEEDINGS

---

---

servicing animal fecal cleanup. Mr. Navik noted animal fecal matter can be found throughout the community. Mr. Fields suggested a community effort in coordination with Brightview to resolve this matter. Director Crowder requested pictures of the animal fecal matter be sent to District Management for inclusion in the Community Newsletter.

Construction Contract for Alley-Way Repairs and Maintenance: Mr. Fields presented the Construction Contract for Alley-Way Repairs and Maintenance to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Rutt, seconded by Director Crowder Jr., and upon vote, unanimously carried, it was

**RESOLVED** to approve the Construction Contract with Denver Commercial Property Services for Alley-way Repairs and Maintenance in the amount of \$27,624.00, as presented.

Adoption of Transfer Fee in the amount of \$250: Ms. McCutchen requested the Boards adopt a Transfer Fee in the amount of \$250 and answered questions. Mr. Pogue requested “transfer” be removed from the naming convention. The new name for this fee is Administrative Set-Up Fee. Following further review and discussion, upon a motion duly made by Director Crowder Jr. seconded by Director Voit, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Administrative Set-Up Fee in the amount of \$250.

Colorado Vista Landscape Design for ARC Reviews: Ms. McCutchen recommended the Boards engage Colorado Vista Landscape Design for ARC Reviews and answered questions. Ms. McCutchen suggested the District impose an ARC Review fee of \$150 for first-time landscape plans. Following further review and discussion, upon a motion duly made by Director Crowder Jr. seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to engage Colorado Vista Landscape Design for ARC Reviews, as presented.

District Manager Report: Mr. Parish and Ms. McCutchen presented the District Manager’s Report to the Boards and answered questions.

Operations and Maintenance Report: Mr. Fields presented the Operations and Maintenance Report to the Boards and answered questions. Mr. Navik noted a path light in need of repairs as well as LED lights operating during daylight hours and flickering. Mr. Navik requested the lights be



## RECORD OF PROCEEDINGS

---

---

part of Mr. Field's inspections. Mr. Fields noted the Operations and Maintenance plan will include quarterly inspections of the lights and requested pictures of the faulty lights be sent to District Management for inclusion in the Community Letter. Mr. Navik requested delivery of physical copies of the Community Newsletter.

\_\_\_\_\_

DIRECTOR  
ITEMS

There were no Director Matters to come before the Boards.

\_\_\_\_\_

OTHER  
MATTERS

There were no Other Matters to come before the Boards.

\_\_\_\_\_

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 11:23 a.m.

\_\_\_\_\_

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

Respectfully submitted,

*Kenny Parrish*

\_\_\_\_\_  
Kenny Parrish, Recording Secretary for the Meeting

## RECORD OF PROCEEDINGS

---

---

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

HELD  
July 10, 2024

The Special Meeting of the Board of Directors of Horizon Metropolitan District Nos. 1, and 3-10 was held via MS Teams and Teleconference on Wednesday, July 10, 2024, at 9:00 a.m.

#### ATTENDANCE

##### Directors in Attendance:

David Crowder Jr., President & Chairperson  
Karen Voit, Vice President  
Jason Rutt, Secretary  
Lisa Garcia, Treasurer

##### Also in Attendance:

Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.  
Kenny Parish, Wendy McFarland, Christy McCutchen, Ronnie Kenfield,  
Shannon McEvoy and Andrew Kunkel; Pinnacle Consulting Group, Inc.  
Chris Jorgensen; Biggs Kofford  
Jason Perrin; Pacific Ventures  
William Medellin and Garrett Wright; BrightView Landscaping  
Several Members of the Public.

#### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Crowder Jr. noted that a quorum was present, with four out of four Directors in attendance. The Special Meeting of the Board of Directors (collectively, the “Boards”) of the Horizon Metropolitan District Nos. 1, & 3-10 (collectively, the “District”) was called to order by Director Crowder Jr. at 9:27 a.m.

Combined Meeting: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of Horizon Metropolitan District No. 1, with concurrence by the Boards of Directors of Horizon Metropolitan District Nos. 3, 4, 5, 6, 7, 8, 9, and 10.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Mr. Pogue noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s office and with the District’s Board. 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

## RECORD OF PROCEEDINGS

---

---

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 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, upon a motion duly made by Director Voit, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as amended to move V Financial Item C Review and Consider Approval of 2023 Audited Financial Statements for District No. 1 and District No. 3 to V Financial Item A.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

### CONSENT AGENDA

Director Crowder Jr. reviewed the items on the consent agenda with the Boards. Director Crowder Jr. advised the Boards 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 Garcia, Seconded by Director Rutt, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – April 3, 2024, Regular Meeting.
- B. Contract Modifications Report.
- C. Payment of Claims.

### DISTRICT MANAGER ITEMS

Landscape Maintenance Contractor: Mr. Medellin and Mr. Wright presented the BrightView Quality Site Assessment report to the Boards, highlighted remediation efforts, and answered questions.

District Manager's Report: Mr. Parrish presented the District Manager's Report to the Boards and answered questions.

Community Management Report: Ms. McCutchen presented the Community Management Report to the Boards, highlighted community enforcement activities, and answered questions.



## RECORD OF PROCEEDINGS

---

---

Revised Fee Schedule Form: Mr. Parrish presented the Revised Fee Schedule Form to the Boards. Director Crowder Jr. noted a needed change to the Stormwater Maintenance Fee, and Mr. Parrish responded.

CAPITAL  
INFRASTRUCTURE  
ITEMS

Resolution Accepting Capital Costs Improvements No. 5: Mr. Parrish presented the Resolution Accepting Capital Costs Improvements No. 5 to the Boards. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution Accepting Capital Costs Improvements No. 5, as presented.

Resolution Accepting Capital Costs Improvements No. 6: Mr. Parrish presented the Resolution Accepting Capital Costs Improvements No. 6 to the Boards. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution Accepting Capital Costs Improvements No. 6, as presented.

Resolution Accepting Capital Costs Improvements No. 7: Mr. Parrish presented the Resolution Accepting Capital Costs Improvements No. 7 to the Boards. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution Accepting Capital Costs Improvements No. 7, as presented.

Resolution Accepting Capital Costs Improvements No. 8: Mr. Parrish presented the Resolution Accepting Capital Costs Improvements No. 8 to the Boards. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Garcia, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolution Accepting Capital Costs Improvements No. 8, as presented.

FINANCIAL ITEMS

2023 Audit for District No. 1 and District No. 3: Mr. Jorgensen reviewed the 2023 Audit for District No. 1 and District No. 3 with the Boards. Mr. Jorgensen reported that the audit received a clean unmodified opinion.

## RECORD OF PROCEEDINGS

---

---

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

**RESOLVED** to approve the 2023 Audit for District No. 1 and District No. 3, as presented.

Finance Manager’s Report: Ms. McFarland presented the Finance Manager’s Report to the Boards and answered questions.

Financial Statements: Ms. McFarland reviewed the unaudited Financial Statements for the period ending March 31, 2024, with the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Voit, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending March 31, 2024, as presented.

---

2023  
AMENDED  
BUDGET HEARING

Director Crowder Jr. opened the 2023 Amended Budget Hearing for Horizon Metropolitan District No. 1. Ms. McFarland reported that notice of the budget hearing was published in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed. Ms. McFarland reviewed the amended budget in detail and answered questions. The amended budget for the District is as follows:

District No. 1  
General Fund: \$800,863

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

**RESOLVED** to approve the Resolution to Adopt the 2023 Amended Budget and appropriate funds for Horizon Metropolitan District No. 1 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budget.

---

FINANCIAL  
ITEMS CONT.

2025 Budget Planning Update: Ms. McFarland provided the 2025 Budget Planning Update to the Boards and answered questions.

---

## RECORD OF PROCEEDINGS

---

---

LEGAL ITEMS

Disclosures to Purchasers for District Nos. 1 – 10: Ms. Early presented the Disclosures to Purchasers for District Nos. 1 – 10 to the Boards. Following review and discussion, upon a motion duly made by Director Garcia, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Disclosures to Purchasers for District Nos. 1 – 10, as presented.

Project Management Services Agreement with Horizon Uptown (Denver) SPV, LLC: Ms. Early updated the Boards on the current status of the Project Management Services Agreement with Horizon Uptown (Denver) SPV, LLC.

DIRECTOR  
COMMENTS

There were no Director Comments received.

EXECUTIVE  
SESSION

Executive session, pursuant to § 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice from general counsel related to District contracts.

Mr. Pogue advised the Boards that it was permitted, upon compliance with requisite statutory procedures under the Colorado Open Meetings Law, for the Boards to convene an executive session, pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the purpose of receiving legal advice from general counsel related to District contracts. Upon a motion duly made by Director Crowder Jr., seconded by Director Voit, and upon vote, unanimously carried, it was

**RESOLVED** to convene an Executive Session, pursuant to § 24-6-402(4)(b), C.R.S., to conference with an attorney for the purpose of receiving legal advice from general counsel related to District contracts.

The Boards returned from Executive Session at 11:52 a.m. No decisions or actions were taken in the Executive Session.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 11:53 a.m.

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

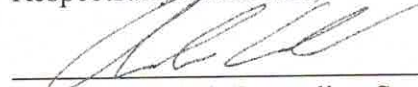


## RECORD OF PROCEEDINGS

---

---

Respectfully submitted,



\_\_\_\_\_  
Andrew Kunkel, Recording Secretary for the Meeting

# RECORD OF PROCEEDINGS

---

---

## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF HORIZON METROPOLITAN DISTRICT NOS. 1, & 3-10

HELD  
October 2, 2024

The Regular Meeting of the Board of Directors of Horizon Metropolitan District Nos. 1, and 3-10 was held via MS Teams and Teleconference on Wednesday, October 2, 2024, at 9:00 a.m.

### ATTENDANCE

#### Directors in Attendance:

David Crowder Jr., President & Chairperson  
Karen Voit, Vice President  
Jason Rutt, Secretary

#### Directors Absent but Excused:

Lisa Garcia, Treasurer

#### Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.  
Kenny Parish, Wendy McFarland, Christy McCutchen, Logan Powell, Stanley Holder, Irene Buenavista, and Andrew Kunkel; Pinnacle Consulting Group, Inc.  
Victoria Partridge; District No. 2 Board Member

### ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Director Crowder Jr. noted that a quorum was present, with three out of four Directors in attendance. The Regular Meeting of the Board of Directors (collectively, the “Boards”) of the Horizon Metropolitan District Nos. 1, & 3-10 (collectively, the “District”) was called to order by Director Crowder Jr. at 9:06 a.m.

Combined Meeting: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of Horizon Metropolitan District No. 1, with concurrence by the Boards of Directors of Horizon Metropolitan District Nos. 3, 4, 5, 6, 7, 8, 9, and 10.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Boards. Mr. Pogue noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s office and with the District’s Board. 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



## RECORD OF PROCEEDINGS

---

---

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 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, upon a motion duly made by Director Voit, seconded by Director Rutt, and upon vote, unanimously carried, it was

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

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

---

### CONSENT AGENDA

Director Crowder Jr. reviewed the items on the consent agenda with the Boards. Director Crowder Jr. advised the Boards 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 Rutt, Seconded by Director Voit, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Minutes – July 10, 2024, Special Meeting.
  - B. Contract Modifications Report.
  - C. Payment of Claims.
- 

### DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Parrish presented the District Manager's Report to the Boards and answered questions. Director Crowder Jr. discussed the 2025 budget planning process, recommended signage for reserved district facilities during events and recommended email blast be sent to members of the community proactively.

Community Management Report: Ms. McCutchen presented the Community Management Report to the Boards and answered questions. Ms. Partridge requested increased inspections of the District and Ms. McCutchen responded noting budgetary considerations. Director Voit concurred with Ms. Partridge regarding increasing inspections to ensure consistent improvements throughout the community and Director

## RECORD OF PROCEEDINGS

---

---

Crowder Jr. and Ms. McCutchen agreed. Ms. Partridge discussed an illegally parked vehicle and Ms. McCutchen responded.

Status Review of Landscape Maintenance Contractor: Mr. Parrish reviewed the status of the District's Landscape Maintenance Contractor with the Boards. Ms. Partridge commented regarding improving conditions and highlighted the importance of continued efforts. Director Crowder Jr. discussed needed efforts for concrete maintenance and clarified differences between maintenance and structural failures.

Design Guidelines with Pinnacle Consulting Group, Inc.: Mr. Parrish presented the Design Guidelines with Pinnacle Consulting Group, Inc. to the Boards. Director Crowder requested clarification regarding the nature of the updates and Mr. Parrish responded. Director Crowder Jr., Director Voit, and Mr. Pogue discussed updates and alterations requiring the Boards review and approval and Mr. Parrish responded.

Updated Resolution Regarding District-Owned Park Rules: Mr. Parrish presented the updated Resolution Regarding District-Owned Park Rules to the Boards. Mr. Pogue discussed updates and alterations requiring the Boards review and approval and Mr. Parrish responded.

Reservation System for Park Pavilion and Park: Mr. Parrish and Mr. Pogue discussed the Reservation System for Park Pavilion and Park with the Boards.

O&M Project Updates: Mr. Parrish and Mr. Powell provided the O&M Project Updates to the Boards. Mr. Parrish highlighted Tree Replacement efforts. Director Crowder Jr. requested clarification regarding replacements under warranty and Mr. Parrish responded. Director Crowder Jr. requested clarification regarding the need for the replacements and Director Voit responded.

Developer and Builder Turnover Rules and Procedures: Mr. Holder discussed Developer and Builder Turnover Rules and Procedures with the Boards.

---

CAPITAL  
INFRASTRUCTURE  
ITEMS

Resolution Accepting Capital Costs Improvements No. 9: Mr. Pogue presented the Resolution Accepting Capital Costs Improvements No. 9 to the Boards. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Rutt, and upon vote, unanimously carried, it was

# RECORD OF PROCEEDINGS

---

---

**RESOLVED** to approve the Resolution Accepting Capital Costs Improvements No. 9, as presented.

Filing 5 Park Discussion: Director Crowder Jr. discussed the Filing 5 Park with the Boards highlighting communications with builders and the anticipated start to the project.

Filing 8 School Plan: Director Crowder Jr. provided an update for the Filing 8 School Plan to the Boards highlighting coordinating efforts with the City of Aurora and progress made on plat and development plans.

---

## FINANCIAL ITEMS

Finance Manager's Report: Ms. McFarland presented the Finance Manager's Report to the Boards and answered questions.

Financial Statements: Ms. McFarland reviewed the unaudited Financial Statements for the period ending June 30, 2024, with the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Crowder Jr., seconded by Director Voit, and upon vote, unanimously carried, it was

**RESOLVED** to accept the unaudited Financial Statements for the period ending June 30, 2024, as presented.

---

## LEGAL ITEMS

Amendment to Assignment of Designated Appointing Authority under Restrictive Covenants: Mr. Pogue presented the Amendment to Assignment of Designated Appointing Authority under Restrictive Covenants to the Boards. Following review and discussion, upon a motion duly made by Director Voit, seconded by Director Rutt, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Amendment to Assignment of Designated Appointing Authority under Restrictive Covenants, as presented.

Joint Use Agreement between the Metro District and Aurora School District: Mr. Pogue and Director Crowder Jr. provided an update and discussed the Joint Use Agreement between the Metro District and Aurora School District with the Boards.

---

## DIRECTOR COMMENTS

Director Crowder Jr. requested draft Board meeting packets be posted to the District's website prior to the Board meetings and Mr. Parrish responded.

## RECORD OF PROCEEDINGS

---

---

ADJOURNMENT

\_\_\_\_\_

There being no further business to come before the Boards, the meeting was adjourned at 10:35 a.m.

\_\_\_\_\_

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

Respectfully submitted,

*Andrew Kunkel*

\_\_\_\_\_  
Andrew Kunkel, Recording Secretary for the Meeting