

**MINUTES OF A SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF THE  
EC WEST COMMUNITY AUTHORITY BOARD (THE “CAB”)  
HELD  
NOVEMBER 17, 2025**

A special meeting of the Board of Directors of the EC West Community Authority Board (referred to hereafter as the “Board”) was convened on Monday, November 17, 2025, at 10:30 a.m., via Zoom videoconference. The meeting was open to the public.

**ATTENDANCE:**

In attendance were Directors:

Timothy Craft  
Jim Yates  
Margaret Brown

Also in attendance were:

Paula Williams, Esq., and Andrew Ken, Esq.; McGeady Becher Cortese Williams P.C.  
Cameron Richards, Esq.; Greenberg Traurig, LLP  
Stacey Mast; Stifel, Nicolaus & Company, Inc.  
Blaine Hawkins and P. Jonathan Heroux; Piper Sandler & Co.  
Eric Weaver and Abby Audino; Marchetti & Weaver, LLC  
AJ Beckman and Ryan Stevens; Public Alliance, LLC

**DISCLOSURE 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. Attorney Williams noted 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.

**QUORUM /  
CONFIRMATION OF  
MEETING LOCATION /  
POSTING OF NOTICE:**

The presence of a quorum was confirmed.

## RECORD OF PROCEEDINGS

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The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting. Following discussion, and upon motion duly made, seconded, and upon vote unanimously carried, the Board determined to conduct the meeting at the above-stated date, time and location. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the CAB's boundaries have been received.

**AGENDA:**

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board approved the Agenda and excused the absences of Directors Gallo and Jansen.

**PUBLIC COMMENT:**

None.

**LEGAL MATTERS:**

**Inclusion Agreement:** Attorney Williams reviewed with the Board the proposed Inclusion Agreement by and between EC West Metropolitan District No. 1, EC West Metropolitan District No. 2 and Colorado Ranch and Land Holdings, LLC, which is for the express benefit of the CAB and EC West Water & Sanitation District as third-party beneficiaries. Following discussion, upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board approved the Inclusion Agreement as a third-party beneficiary.


**OTHER BUSINESS:**

None.

**ADJOURNMENT:**

There being no further business to come before the Board, upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the meeting was adjourned at 10:37 a.m.

Respectfully Submitted:

DocuSigned by:  
  
A. J. Beckman  
Secretary for the Meeting

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