

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
EC WEST COMMUNITY AUTHORITY BOARD (THE “CAB”)
HELD
OCTOBER 28, 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 Tuesday, October 28, 2025, at 1:45 p.m., via Zoom videoconference. The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

Timothy Craft
Jim Yates
David Gallo
Margaret Brown
Zachary Jansen

Also in attendance were:

Paula Williams, Esq., Andrew Ken, Esq., and Alexandria “Zander” Myers; McGeady Becher Cortese Williams P.C.
Eric Weaver and Abby Audino; Marchetti & Weaver, LLC
Ryan Stevens; Public Alliance, LLC

**ADMINISTRATIVE
MATTERS**

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 have been filed with the Secretary of State for all directors and no additional conflicts were disclosed at this meeting.

Quorum/Confirmation of Meeting Location/Posting of Notice: Mr. Stevens confirmed the presence of a quorum.

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

RECORD OF PROCEEDINGS

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.

Resolution No. 2025-10-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: The Board discussed the business to be conducted in 2026. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-10-01; Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold 2026 meetings on May 27 and October 27 at 2:00 p.m. virtually.

CAB Insurance: The Board approved renewing the CAB's general liability insurance coverage, public officials' coverage, workers' compensation coverage and increased crime coverage and renewal of the CAB's Special District Association membership. The Board noted that there was no need for the establishment of an Insurance Committee.

PUBLIC COMMENT

None.

CONSENT AGENDA

Following review and discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved the Consent Agenda items as follows:

- A. Review and consider approval of minutes from the September 24, 2025 organizational board meeting.
- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2026.

LEGAL MATTERS

HB25-1090 Compliance: The Board discussed HB25-1090 compliance requirements as they relate to professional services provider engagements and the associated documentation and reporting obligations.

COVENANT ENFORCEMENT / DESIGN REVIEW

The Board deferred discussion on this matter. No action was taken.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Public Hearing on Amendment to 2025 Budget: The Board opened the public hearing to consider an amendment to the 2025 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2025 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the CAB. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board adopted Resolution No. 2025-10-02 to Amend the 2025 Budget, amending the General Fund to \$198,000 and the Capital Projects Fund to \$100,000.

Public Hearing on 2026 Budget: The Board opened the public hearing to consider the proposed 2026 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2026 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

The Board reviewed the estimated 2025 expenditures and the proposed 2026 expenditures.

Upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board approved the 2026 Budget, as discussed, and considered adoption of Resolution No. 2025-10-03 to Adopt the 2026 Budget. Following discussion, upon vote unanimously carried, the Board adopted the Resolution and authorized execution of the Certification of Budget. CAB Management was directed to transmit the Certification of Budget to the Division of Local Government.

Preparation of 2027 Budget: Following discussion, upon a motion duly made by Director Yates, seconded by Director

RECORD OF PROCEEDINGS

Brown, and upon vote unanimously carried, the Board appointed the CAB Accountant to prepare the 2027 Budget.

Application for 2025 Exemption from Audit: The Board discussed appointing the CAB Accountant to prepare and file the Application for Audit Exemption for 2025. Following discussion, upon a motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board appointed the CAB Accountant to prepare and file the Application for Audit Exemption for 2025.

Anticipated Timing of Bond Issuance: Director Yates provided a brief update on the timing of the bond issuance. No action was taken by the Board.


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 2:28 p.m.

Respectfully Submitted:

DocuSigned by:


Secretary for the Meeting