

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
EC WEST METROPOLITAN DISTRICT NO. 1 (THE “DISTRICT”)
HELD
OCTOBER 28, 2025**

A special meeting of the Board of Directors of the EC West Metropolitan District No. 1 (referred to hereafter as the “Board”) was convened on Tuesday, October 28, 2025, at 1:00 p.m., via Zoom videoconference. The meeting was open to the public.

ATTENDANCE:

In attendance were Directors:

Timothy Craft
Jim Yates
Margaret Brown
David Gallo
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 District’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

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or any requests that the meeting place be changed by taxpaying electors within the District'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.

Minutes of September 24, 2025 Special Meeting: The Board reviewed the Minutes of the September 24, 2025 Special Meeting. Following review and discussion, upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board approved the Minutes.

District Insurance: Following discussion, upon a motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board approved renewing the District's general liability insurance coverage, public officials' coverage, workers' compensation coverage and renewal of the District's Special District Association membership.

PUBLIC COMMENT:

None.

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.

Termination of Operations and Maintenance Reimbursement Agreement: Following discussion, and upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board approved the Agreement for Termination of Advance and Reimbursement Agreements for Operations and Maintenance costs between the EC West Metropolitan District Nos. 1, 2, 3, 4 and 5, EC West Commercial Metropolitan District and Colorado Ranch and Land Holdings, LLC, effective December 31, 2025.

Termination of Infrastructure Acquisition Agreement: Following discussion, and upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board approved the Agreement for Termination of Infrastructure Acquisition Agreements for Operations and Maintenance costs between the EC West Metropolitan District Nos. 1, 2, 3, 4 and 5, EC West Commercial Metropolitan District

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and Colorado Ranch and Land Holdings, LLC, effective December 31, 2025.

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 by Director Yates, seconded by Director Brown, 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.

Potential Inclusion(s) of Property: The Board discussed, noting that there were no plans for the inclusion of property at this time.

Section 32-1-809, C.R.S. Requirements (Transparency Notice): The Board discussed the special district transparency requirements of Section 32-1-809, C.R.S. with the Board. Following discussion, the Board directed District Counsel to post the special district transparency notice on the Special District Association website.

FINANCIAL MATTERS:

Payment of Claims: Mr. Weaver presented the payment of Claims through October 23, 2025 in the amount of \$89,332.53 for ratification. Following discussion, upon motion duly made, seconded, and upon vote the Board ratified the payment of claims in the amount of \$89,332.53.

District Bank Account: Mr. Weaver recommended to the Board closing the current bank account with KeyBank, N.A. and transferring the District's funds to JPMorgan Chase Bank, N.A. ("Chase") and COLOTRUST. Following discussion, upon motion duly made, seconded, and upon vote the Board approved the closure of the KeyBank account and funds transferred to new Chase and COLOTRUST accounts.

Imposition of Operations and Administration Fees: The Board deferred discussion on this matter. No action was taken.

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

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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 District. 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, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-10-02 to Amend the 2025 Budget, amending the General Fund to \$230,739, the Debt Service Fund to \$18,826,750 and the Capital Projects Fund to \$15,916,311.

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 Craft, 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 and Appropriate Sums of Money and Resolution No. 2025-10-04 to Set Mill Levies (92.009 mills in the General Fund and 0.000 mills in the Debt Service Fund, for a total mill levy of 92.009 mills.) Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Elbert County. District Management was directed to transmit the Certification of Budget to the Division of Local Government.

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Resolution Authorizing Mill Levy Adjustment: The Board determined that this matter was not necessary. No action was taken.

DLG-70 Mill Levy Certification Form and Mill Levy Public Information Form (“Certification”): Following discussion, upon motion made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

Preparation of 2027 Budget: Following discussion, upon motion duly made by Director Yates, seconded by Director Brown, and upon vote unanimously carried, the Board ratified the appointment of the District Accountant to prepare the District’s 2027 Budget.

Application for 2025 Audit Exemption: The Board discussed appointing the District 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 District 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:

Covenant Enforcement and Design Review Matters: The Board deferred discussion of this item. No action was taken.

2025 / 2026 Development and Construction Outlook: Director Yates provided an update on the 2025/2026 construction outlook.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 2:25 p.m.

Respectfully Submitted:

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A. J. Beckman

Secretary of the Meeting