

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE ARISTA METROPOLITAN DISTRICT HELD FEBRUARY 20, 2025

A Regular Meeting of the Board of Directors (referred to hereafter as the "Board") of the Arista Metropolitan District (referred to hereafter as the "District") was convened on Thursday, the 20th day of February, 2025, at 10:00 a.m. The meeting was held at Wiens Capital Management, LLC 555 Eldorado Boulevard Suite 200 Broomfield Colorado 80021-3342 and via Zoom Meeting. This meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Joseph L. Zepeda
David Hostetler
Jordon Wiens
Timothy Wiens
William R. Maestas

Also In Attendance Were:

Ann Finn, Public Alliance LLC

Zachary P. White, Esq.; White Bear Ankele Tanaka & Waldron, P.C.

Shelby Clymer; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: It was reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron P.C. with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Maestas and seconded by Director Zepeda, upon vote, unanimously carried, the Agenda was approved, as amended.

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Meeting Location/Manner and Posting of Meeting Notice: 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. The District Board meeting was held at Wiens Capital Management, LLC 555 Eldorado Boulevard, Suite 200, Broomfield, Colorado 80021 and via Zoom Meeting. Ms. Finn reported that notice was duly posted and that no objections to the meeting location or any requests that the meeting be changed by the public have been received.

Regular Election: The Board entered into discussion regarding the May 6, 2025 Regular Election. Attorney White noted that all self-nomination forms have been received by the Designated Elected Official (DEO).

Consent Agenda: The Board considered the following actions:

- Minutes of the November 20, 2024 Regular Meeting.
- Consider adoption of a Resolution Designating Meeting Notice Posting Location.
- Ratify approval of a proposal from Fransen Pittman for preconstruction services to the Gallery – Parkland, Wadsworth and Ditch projects.
- Ratify approval of proposals from Fransen Pittman and Elite Surface Infrastructure for the Wadsworth and Parklands Phase 2 Improvements.
- Ratify approval of Independent Contractor Agreement between the District and Surveillance One for installation of garage stair cameras, in the amount of \$30,747.64.
- Ratify approval of Independent Contractor Agreement between the District and Boss Electric, LLC for parking garage security conduit and LV cabling, in the amount of \$41,550.

Following discussion, upon motion duly made by Director Maestas, seconded by Director J. Wiens and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

PUBLIC COMMENT **Public Comment:** There were no public comments.

FINANCIAL MATTERS

Payment of Claims: The Board considered approval of the payment of claims for the period ending February 14, 2025, in the amount of \$847,468.68.

Following discussion, upon motion duly made by Director J. Wiens, seconded by Director Maestas and, upon vote, unanimously carried, the Board approved the payment of claims, as presented.

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Financial Statements: Ms. Clymer reviewed with the Board the unaudited financial statements of the District for the period ending December 31, 2024 and the cash position statement dated December 31, 2024, updated February 14, 2025.

Following review and discussion, upon motion duly made by Director J. Wiens, seconded by Director Maestas and, upon vote, unanimously carried, the Board approved the unaudited financial statements of the District for the period ending September 30, 2024 and the cash position statement dated September 30, 2024, updated November 16, 2024.

LEGAL MATTERS

There were no legal matters to discuss.

OPERATIONS AND MAINTENANCE

Independent Contractor Agreement with Studio Lighting for Gallery Park: The Board reviewed an Independent Contractor Agreement between the District and Studio Lighting, LLC for electrical services related to the Gallery Park Irrigation Controller.

Following discussion, upon motion duly made by Director J. Wiens, seconded by Director Maestas and, upon vote, unanimously carried, the Board approved the Independent Contractor Agreement between the District and Studio Lighting, LLC for electrical services related to the Gallery Park Irrigation Controller.

Independent Contractor Agreement with Studio Lighting for Parkland Project: The Board reviewed an Independent Contractor Agreement between the District and Studio Lighting, LLC for electrical design services related to street lighting along the Parklands Street Extension.

Following discussion, upon motion duly made by Director T. Wiens, seconded by Director Zepeda and, upon vote, unanimously carried, the Board approved the Independent Contractor Agreement between the District and Studio Lighting, LLC for electrical design services related to street lighting along the Parklands Street Extension.

Independent Contractor Agreement with Environmental Landworks for Landscape Maintenance: The Board reviewed and considered revision of a proposal from Environmental Landworks Company, Inc. for landscape maintenance services.

Following discussion, upon motion duly made by Director T. Wiens, seconded by Director Zepeda and, upon vote, unanimously carried, the Board approved the proposal from Environmental Landworks Company, Inc. for landscape maintenance services.

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Electrical Vehicle Charging Stations: The Board entered into discussion regarding the status of the installation of Electric Vehicle charging stations. Director J. Wiens noted that conduit installation is currently underway and that the next steps include pulling wire to the designated charging locations, installing the pedestals, and subsequently completing the installation of signage. The Board took no further action.

Parking Garage Repairs and Coating: The Board entered into discussion regarding the status of the parking garage repair and coating project. Director Zepeda noted that the majority of the work has been completed and the remaining work, including concrete patching and application of coatings, will be finalize when weather conditions are suitable. The Board took no further action.


CAPITAL MATTERS **Gallery Park:** Director Zepeda noted that the project is nearing closeout, with the remaining item being the separation of the irrigation controller electrical work from the existing meter.

Parkland Street: Director Zepeda reviewed the project schedule and noted that three streetlights along Wadsworth must be relocated. Work on the ditch is scheduled to begin on October 1st and is anticipated to be completed by the end of the year. Approval from CDOT is pending for the headwall design. A License Agreement may be required for improvements that cross the ditch, with the responsible parties yet to be determined. Director Zepeda is also in the process of updating project pricing.

OTHER BUSINESS **Broomfield Urban Transit Village Project:** The Board entered into discussion regarding the Request for Proposals (RFP) for the development of the Broomfield Urban Transit Village Project. Director T. Wiens reported that he and Director Hostetler will be meeting with the City to discuss various aspects of the project, including the District's mill levy, the parking garage, and BURA's outstanding bonds. No action was taken by the Board.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Maestas, seconded by Director Zepeda and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: 
 Secretary for the Meeting