

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ARISTA METROPOLITAN DISTRICT HELD JUNE 26, 2025

A Special 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 26th day of June, 2025, at 10:00 a.m. The meeting was held at Wiens Capital Management, LLC 555 Eldorado Boulevard Suite 200 Broomfield Colorado 80021. This meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Following discussion, upon motion made by Director Zepeda, seconded by Director Maestas and, upon vote, unanimously carried, the absence of Director Hostetler was excused.

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 Special Meeting.

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

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. 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.

Minutes: The Board reviewed the Minutes of the February 20, 2025 Regular Meeting.

Following discussion, upon motion duly made by Director J. Wiens, seconded by, Director Zepeda and, upon vote, unanimously carried, the Minutes of the February 20, 2025 Regular Meeting were approved, as presented.

Special District Association's ("SDA") Annual Conference: Ms. Finn discussed with the Board the Special District Association's Annual Conference on September 16-18, 2025. It was noted there was no interest from the Board in attending the conference.

Consent Agenda: The Board considered the following actions:

- Ratify approval of Independent Consultant Agreement between the District and Martin/Martin, Inc. for parking garage annual inspection services, in the amount of \$7,900.
- Ratify approval of extension of contract with TownCloud for website services.

Following discussion, upon motion duly made by Director T. Wiens, 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 June 19, 2025, in the amount of \$1,093,206.54.

Following discussion, upon motion duly made by Director Zepeda, seconded by Director Maestas and, upon vote, unanimously carried, the Board approved the

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payment of claims, as presented.

Financial Statements: Ms. Clymer reviewed with the Board the unaudited financial statements of the District for the period ending May 31, 2025 and the cash position statement dated May 31, 2025, updated June 20, 2025.

Following review and discussion, upon motion duly made by Director T. Wiens, seconded by Director Zepeda and, upon vote, unanimously carried, the Board approved the unaudited financial statements of the District for the period ending May 31, 2025 and the cash position statement dated May 31, 2025, updated June 20, 2025.

2024 Audit: Ms. Clymer noted the Audit is not available for Board review and approval at this time.

2026 Budget Hearing: The Board discussed the 2026 Budget Hearing.

Following discussion, upon motion duly made by Director J. Wiens, seconded by Director Maestas and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2026 Budget on November 19, 2025, at 10:00 a.m., to be held at Wiens Capital Management, LLC, 555 Eldorado Boulevard, Suite 200, Broomfield, Colorado 80021.

LEGAL MATTERS

2025 Legislative Changes: Attorney White updated the Board on the 2025 legislative changes.

Regulation 29: Attorney White provided an overview of Regulation 29, which prohibits the use of gasoline-powered push and handheld lawn and garden equipment between June 1 and August 31. Attorney White noted the District is required to report annually on its compliance with this regulation.

OPERATIONS AND MAINTENANCE

Installation of Electric Vehicle Charging Stations: Director J. Wiens reported that the electric vehicle charging stations have been successfully installed. He also reviewed with the Board an initial usage report for the stations.

Parking Garage Repair and Coating Project: Director Zepeda informed the Board that the Parking Garage Repair and Coating Project has been completed.

Condition of Redpoint Ridge Park (“Park”) and Action to be Taken by the City and County of Broomfield (“City”): Director Zepeda reported the City has reviewed the District’s assessment of the current condition of Redpoint Ridge Park. He noted the City has agreed to make improvements to the Park and provided a copy of the Design

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Plans for the Board's review. The project is currently budgeted between \$1.5 million and \$2 million and is anticipated to begin in late fall.

Independent Contractor Agreement with Generator Source for Annual Inspection Services: The Board reviewed an Independent Contractor Agreement with Generator Source for Annual Inspection Services.

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 with Generator Source for Annual Inspection Services, in the amount of \$3,276.28

CAPITAL MATTERS **Gallery Park:**

City and County of Broomfield's Request for Surety: The Board reviewed the City and County of Broomfield's request for submittal of a surety for Gallery Park Project.

Following discussion, upon motion duly made by Director T. Wiens, seconded by Director Maestas and, upon vote, unanimously carried, the Board authorized payment of the additional surety for completion of Gallery Park.

Parkland Street:

Change Order No. 20 from Fransen Pittman Expect Precision for Phase 1: The Board reviewed Change Order No. 20 from Fransen Pittman Expect Precision for Phase 1.

Following discussion, upon motion duly made by Director Maestas, seconded by Director J. Wiens and, upon vote, unanimously carried, the Board approved the Change Order No. 20 from Fransen Pittman Expect Precision for Phase 1, in the total amount of \$3,593,662.

Proposal for the Dry Creek Valley Ditch Company's Consideration for Modifications to the Ditch's Headwall to Accommodate the Widening of Wadsworth Boulevard: Director Zepeda provided a report regarding the status of the Dry Creek Valley Ditch Company's consideration of proposed modifications to the ditch headwall to accommodate the widening of Wadsworth Boulevard. Director Zepeda noted that the final design must be approved by the Ditch Company. It was further noted that the Colorado Department of Transportation ("CDOT") is prohibited from entering into a License Agreement for this project. The Board discussed the option for the District to enter into the License Agreement in CDOT's place.

Following discussion, upon motion duly made by Director J. Wiens, seconded by

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Director Maestas and, upon vote, unanimously carried, the Board authorized legal counsel to review and negotiate the terms of the License Agreement with the Dry Creek Valley Ditch Company.

OTHER BUSINESS

Broomfield Urban Transit Village Project: The Board discussed the status of the Broomfield Urban Transit Village Project. It was noted that the City and County of Broomfield did not receive any bids for the project.

ADJOURNMENT

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

Respectfully submitted,

By: _____

Secretary for the Meeting

DocuSigned by:

Jordan Wiens

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