

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
AVION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
MARCH 24, 2026

A regular meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Tuesday, March 24, 2026, at 6:00 p.m. This District Board meeting was held via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Marc Robson
Shawn Hampleton
Tina Woodard
Rachelle Weigold
Nicole Dickens

Also In Attendance Were:

Suzanne Meintzer, Esq. and Evan Weis, Esq.; McGeady Becher Cortese Williams P.C.
Shanda Flores and Brittany Barnett; Timberline Management & Consulting, LLC
 (“Timberline”)
Lindsay Ross; CliftonLarsonAllen LLP (“CLA”)
Public: Carina Dalla Betta, Jason (both for a portion of the meeting)

ADMINISTRATIVE MATTERS

Quorum and Disclosures of Potential Conflicts of Interest: The Board noted a quorum was present and 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. No disclosures were made, and it was noted that all Directors are residents of the District.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the Agenda, as amended.

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), of the Colorado Revised Statutes (“C.R.S.”), concerning the location of the District’s Board meeting. Following discussion, the Board noted this District Board meeting was held via Zoom. The Board further noted that notice of this meeting and the conference/video access was duly posted and that it had not received any objections to the format of the meeting or any requests that the meeting format be changed by taxing electors within the District’s boundaries.

Minutes: The Board reviewed the minutes of the February 24, 2026 special meeting.

Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the minutes of the February 24, 2026 special meeting.

Update from Social Committee: Ms. Flores summarized an update that Mel Cagle provided to her, which noted that the Social Committee is significantly below budget for this year and is building a supply of reusable event assets and inventory. The update also mentioned various upcoming social events.

PUBLIC COMMENT

Public Comment: None.

CAPITAL IMPROVEMENTS

Park Improvements

Engineer's Report: The Board reviewed the Engineer's Report provided by Independent District Engineering Services, LLC ("IDES"). Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board acknowledged the Engineer's Report.

District Expenditures Verification Report: The Board reviewed the District Expenditures Verification for March 2026, by IDES, in the amount of \$328,773.66. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board accepted District Expenditures Verification for March 2026, in the amount of \$328,773.66.

Pay Applications, Change Orders and Invoices: The Board reviewed and considered approval of the following pay applications and/or invoices:

Pay Application No. 10 from ECI Site Construction Management, Inc. ("ECI") in the amount of \$318,982.56: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the payment of Pay Application No. 10 from ECI in the amount of \$318,982.56.

ECI Change Order No. 5 in the amount of \$8,657.24: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved Change Order No. 5 under the Construction Contract with ECI in the amount of \$2,059.21.

ECI Change Order No. 6 in the deductive amount of (\$5,287.67): Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved

Change Order No. 5 under the Construction Contract with ECI in an amount that reduces the total contract amount by (\$5,287.67).

ECI Change Order No. 7 in the amount of \$7,070.00: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved Change Order No. 7 under the Construction Contract with ECI in the amount of \$7,070.00.

Norris Design invoice in the amount of \$3,419.95: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved payment of the invoice from Norris Design in the amount of \$3,419.95.

IDES invoice in the amount of \$6,371.15: Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the payment of the invoice from IDES in the amount of \$6,371.15.

Executive Session: The Board determined an executive session was not needed.

FINANCIAL MATTERS

Financial Statements and Schedule of Cash Deposits and Investments: Ms. Ross reviewed the unaudited Financial Statements for the period ending January 31, 2026, and Schedule of Cash Deposits and Investments dated January 31, 2026, updated as of March 15, 2026. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board accepted the unaudited Financial Statements for the period January 31, 2026, and Schedule of Cash Deposits and Investments dated January 31, 2026, updated as of March 15, 2026.

Claims: Ms. Ross reviewed the claims list for the period of January 19, 2026 through March 16, 2026, with the Board. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board ratified approval of the payment of claims for the period of January 19, 2026 through March 16, 2026, in the amount of \$851,496.89, and the payment of Directors' Fees in the amount of \$1,450.00. Director Weigold inquired about ETG System's invoices, and discussion ensued.

Status of Reimbursement Requests to City of Denver under Avion Park Funding Agreement: The Board discussed the status of reimbursement requests to the City of Denver ("City") under the Avion Park Funding Agreement. Attorney Meintzer reported to the Board that six reimbursement requests have been submitted to the City. No Board action taken.

LEGAL MATTERS

Plat Amendment: Attorney Meintzer discussed the status of the plat amendment, noting the amendment is progressing through the City review process.

Attorney Meintzer also updated the Board that she is waiting to hear from the City regarding the public art requirement.

OPERATIONS AND MAINTENANCE

Network Security Services: The Board reviewed proposals from 303Networks Inc. for server maintenance and installation and door voltage repairs.

Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board took the following actions:

Approved Task Order No. 4 under the Master Service Agreement for Network Security System Services with 303Networks Inc. (“303 MSA”) for server maintenance and installation.

Approved Task Order No. 5 under the 303 MSA for door voltage repairs.

HUB Rental / Reservation Procedures:

Online payments of HUB reservations: The Board discussed the use of online payments for HUB reservations. Following discussion, upon motion duly made by Director Robson, seconded by Director Weigold, and upon vote unanimously carried, the Board approved using the Streamline online payment system while maintaining the option to pay for HUB reservations using checks, and further authorized Timberline to set up the online payment system.

2026 Pool Season and Staffing: The Board discussed pool staffing for the 2026 season. The Board directed Ms. Flores to engage the same staffing arrangement as the 2025 pool season and to inquire about the Board’s options for increasing pool staff hours and duties, and the potential cost increases associated with same.

Foothills Facilities Maintenance, LLC (“FFM”) Proposals: The Board reviewed proposals from FFM for various maintenance and repairs and considered approval of change orders under the Service Agreement for Pool and HUB Maintenance Services with FFM (“FFM Service Agreement”).

Following discussion, upon motion duly made by Director Weigold, seconded by Director Robson, and upon vote unanimously carried, the Board took the following actions:

Approved Change Order No. 8 for exhaust vent cleaning in the amount of \$615.40.

Approved Change Order No. 9 for laminate floor repair in the amount of \$483.70.

Approved Change Order No. 10 for janitor door repair in the amount of \$115.90.

Approved Change Order No. 11 for indoor fireplace cleaning / brick face resurfacing in the amount of \$371.50.

Approved Change Order No. 12 for restroom counter caulking in the amount of \$320.18.

Approved Change Order No. 13 for HUB paint touch-up and drywall patching in the amount of \$1,674.21.

Approved Change Order No. 14 for pool plaster patching in the amount of \$900.00.

Deferred proposal for high impact corner guards in the amount of \$3,227.75.

Deferred proposal for bar light replacement in the amount of \$851.90.

Director Weigold proposed making the HUB maintenance walkthrough an annual occurrence. Director Hambleton agreed and suggested the walkthrough occurs annually in September or October. Ms. Flores will ensure that there is an annual walkthrough, and the Board deferred discussion of its exact timing.

Proposals from Environmental Designs, LLC (EDLLC): The Board reviewed proposals from EDLLC and considered approval of Task Orders under the Master Service Agreement for Landscape Maintenance Services with ECLLC (“EDLLC MSA”).

Following discussion, upon motion duly made by Director Weigold, seconded by Director Robson, and upon vote unanimously carried, the Board took the following actions:

Approved Task Order No. 2 for 2026/2027 landscape maintenance services in the amount of \$89,638.79.

Rejected the proposal for spring floral services in the amount of \$2,469.91 and directed Ms. Flores to obtain an alternate option.

Approved Task Order No. 3 for Turf and Soil Treatment in the amount of \$14,488.00 relative to drought conditions, pending further information from EDLLC. The Board would like EDLLC to opine on the timing of new plantings given the drought conditions.

Proposal from Stormwater Asset Protection, LLC: The Board reviewed and discussed the proposal from Stormwater Asset Protection, LLC for stormwater facility and underdrain services. The Board requested Ms. Flores obtain a bid for these services from a different vendor so that the Board could compare them. No final action was taken.

BOARD MEMBER MATTERS

Amazon Lockers: The Board discussed the installation of Amazon lockers. The Board determined the topic was no longer relevant. No action was taken.

The Board discussed Ms. Flores' transition away from the District. Ms. Barnett introduced herself as the new District Manager.

The Board discussed the three-mile radius notice received and Attorney Meintzer explained that the notice of the public meeting was part of a requirement from a nearby district. No action was taken.

COVENANT ENFORCEMENT / DESIGN REVIEW

Community Manager's Report / Architectural Review Committee ("ARC") Report / Violation Report: Ms. Flores summarized her report, the violation report and ARC Report.

OTHER BUSINESS

Next Regular Meeting: The Board confirmed quorum for the work session scheduled for April 28, 2026, at 6:00 p.m. via Zoom, and converted it to a special meeting.

MEETING RECAP OF ACTION ITEMS

Attorney Meintzer reviewed the meeting recap action items as follows:

Timberline will do the following:

- Set up ACH payment option for HUB rentals.
- Engage pool staff from last year and ask about increasing pool staff hours and duties, and the potential cost increases associated with same.
- Obtain an alternate proposal from EDLLC regarding floral plantings at the HUB.
- Follow up with EDLLC to see if plant enhancement plantings can be pushed out to the fall, as well as the other work approved at the February 25, 2026 meeting, given potential drought conditions in spring and summer.
- Solicit another bid for stormwater drainage maintenance.

ADJOURNMENT

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

The foregoing record constitutes a true and correct copy of the Minutes of the above-referenced meeting.

Tina Woodard
Secretary