

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
AVION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
FEBRUARY 4, 2026

A special meeting of the Board of Directors of the District (referred to hereafter as the “Board”) was convened on Wednesday, February 4, 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
Nichole Dickens

Also In Attendance Were:

Suzanne Meintzer, Esq. and Evan Weis, Esq.; McGeady Becher Cortese Williams P.C.
Jerry Jacobs and Shanda Flores; Timberline District Consulting, LLC (“Timberline”)
Public: Allison Wilder (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 and excused the absence of Director Weigold.

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 taxpaying electors within the District’s boundaries.

COVENANT ENFORCEMENT APPEALS HEARINGS

Covenant violation appeals hearing(s): Attorney Meintzer noted that under the District's rules, the resident(s) would receive a written decision within 15 days of the hearing(s).

The Board opened the following hearing(s) on covenant violation appeals:

4719 Joplin Street: Attorney Meintzer reviewed the outstanding fees and fines that were subject to the appeals hearing and displayed pictures of the covenant violations. Ms. Wilder was present as the homeowner representative for this hearing. Ms. Wilder stated that the violation notices were delivered to an email address that she does not check. She became aware of the violations in September by mailed notice and that she quickly remedied the violations thereafter. Ms. Flores noted for the Board that Ms. Wilder was very quick to communicate with Ms. Flores and remedy the violations once she became aware of them. Attorney Meintzer re-stated that Ms. Wilder will receive a written decision from the Board with fifteen days, and asked Ms. Wilder if there was anything else she wanted the Board to consider. Ms. Wilder reiterated that if the notices had gone to the correct email, she would have corrected the violations sooner. The hearing concluded at 6:10 p.m. Ms. Wilder left the meeting.

The Board discussed the hearing and, given that the violations were relatively minor and were quickly corrected, the Board determined to impose a \$50 first violation fee for each of the two violations, for a total of \$100. The Board directed General Counsel to prepare the appeals determination for Board review in advance sending the determination to Ms. Wilder in accordance with the terms of the governing documents.

Director Hampleton suggested that the Board request updated email addresses from all District residents. Following discussion, upon motion duly made by Director Robson, seconded by Director Hampleton, and upon vote unanimously carried, the Board authorized Timberline to provide a pricing estimate for the Board and to mail postcards soliciting updated contact information from all District residents, in an amount not to exceed \$2,000.

PUBLIC COMMENT

Public Comment: None.

OPERATIONS AND MAINTENANCE

Proposals from Environmental Designs, LLC (EDLLC): Attorney Meintzer reported that the EDLLC proposals include the updated prices reflecting the 10% discount, tree wrapping, winter watering and planting.

Tree / Plant / Mulch Enhancements: The Board reviewed the proposals. Following

discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the proposals and authorized preparation and execution of Task Orders under the Master Service Agreement for Landscape Maintenance Services with EDLLC for said work.

Proposals from Foothills Facilities Maintenance, LLC ("FFM"): Ms. Flores reviewed the proposals from FFM for the replacement of two flow meters and chemical and water flow tubing. Following discussion, upon motion duly made by Director Robson, seconded by Director Woodard, and upon vote unanimously carried, the Board approved the proposals and authorized preparation and execution of Change Order No. 7 under the Service Agreement for Pool Maintenance Services with FFM.

BOARD MEMBER MATTERS

Director Robson requested that the Board discuss the use of online payments for HUB reservations. The Board requested this item be on the next agenda for discussion.

OTHER BUSINESS

None.

MEETING RECAP OF ACTION ITEMS

Attorney Meintzer reviewed the meeting recap action items as follows:

1. District Counsel to draft the written determination from the Appeals Hearing.
2. Timberline to prepare postcard notices, provide quote to Board, provide draft postcard to Board for review prior to mailing.

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