

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
VAUXMONT METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 21, 2026

A special meeting of the Board of Directors of the Vauxmont Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, September 21, 2026, at 5:00 p.m., at Candelas Parkview Swim and Fitness Club, 19865 W. 94th Avenue, Arvada, Colorado 80007. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Peter Schulte, President
Anna Smith, Vice President (joined at 5:03 p.m.)
Paul Hoisington, Treasurer
D. Blake Rehberg, Secretary
Joseph F. Lanzetta, Assistant Secretary (joined at 5:43 p.m.)

Also, in attendance were:

Lisa Johnson, Alex Clem, Marlena Brzeska-Cloyd and Alonso Duran-Rodriguez;
CliftonLarsonAllen LLP (“CLA”)
Barbara Vander Wall, Esq. and Russell Newton, Esq.; Seter, Vander Wall & Mielke, P.C.
 (“SVW”)
Shannon Torgerson; Goodwin & Company (“Goodwin”)
Jay Blackburn and James Fieman; Level Engineering (“Level”)
Eric VanLaren; Environmental Designs LLC (“EDLLC”)
Lindsay Smith, Esq.; WLPP Law
Dale Meier; Landscaping Committee and Candelas Design Review Committee (“CDRC”)
Jaime Kubik; Alley Lot Committee
Kristi Harrison; Sustainability Committee
Jeff Kellogg, Denise Kuhn, Michael Miller, Mark Hammang, Dan Letellier and other
Members of the Public

ADMINISTRATIVE MATTERS

Call to Order, Quorum, Location of Meeting and Posting of Meeting Notices:

Director Schulte called the meeting to order at 5:00 p.m. The Board confirmed the presence of a quorum.

The Board noted the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. The Board determined to conduct the meeting at the above-stated date, time and location, which is included within the boundaries of the District as well as via Microsoft Teams. It was further noted that notice of the time, date

and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Disclosures 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. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Agenda:

The Board reviewed the agenda. Following review, upon a motion made by Director Rehberg, seconded by Director Schulte and, upon vote, unanimously carried, the Board approved the agenda, as presented.

COVENANT ENFORCEMENT MATTERS

CDRC Committee:

Variance Updates:

Ms. Torgerson provided an update for the Board.

Resignation of Denise Kuhn from the CDRC Committee:

The Board acknowledged the resignation of Denise Kuhn from the CDRC Committee and noted there are four vacancies on the CDRC Committee. Legal counsel noted that the CDRC charter resolution includes District management responsibilities to help the CDRC provide resolution of architectural submissions.

[Director Smith joined the meeting at 5:03 p.m.]

Executive Session: If needed, an executive session may be called for the purpose of consultation with legal counsel on specific legal questions related to: (1) the Verified Complaint filed in Jefferson County District Court Case No. 2026CV030854, and (2) Case No. 2025CV31596 regarding 9424 Noble Way, pursuant to §24-6-402(4)(b), C.R.S.:

Upon a motion duly made by Director Smith, seconded by Director Schulte and, upon vote, unanimously carried, the Board entered into Executive Session at 5:03 p.m.

Upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board exited from Executive Session at 5:10 p.m.

No action was taken during executive session.

PUBLIC COMMENT

Jeff Kellogg inquired about xeriscaping and any related approval processes. The Board advised him to discuss the matter with Goodwin regarding the Design Guidelines.

Dale Meier expressed concerns regarding the length of the approval process for Sustainability Committee QRES applications, citing a pending heat pump request as an example.

A group of youth residents addressed the Board regarding the possibility of creating bike jumps within the community. The group explained that the feature would provide a recreational amenity for residents of all ages and suggested limiting use to non-motorized bicycles. The Board encouraged the group to work with Goodwin to develop a proposal, including potential locations and design concepts for consideration.

Denise Kuhn addressed the Board regarding requirements for bee hives and pollinator-related activities. She noted that the Design Guidelines do not appear to address the issue and requested clarification on community requirements. The Board advised her to contact Goodwin for additional guidance. The Board further noted that residents may also contact the City of Arvada Code Enforcement Department regarding potential permitting concerns.

CONSENT AGENDA

Minutes from August 18, 2026 Regular Board Meeting

Change Order No. 11 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for Sarah George Park Drip Conversion in the amount of \$2,296.96

Change Order No. 12 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation to Install Drip Valve for Trees in the amount of \$1,153.94

Change Order No. 13 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for Mainline and Backflow Repairs in the amount of \$5,521.13

Change Order No. 14 from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for Mainline Repairs in Native Area North of 18472 W. 95th Pl. in the amount of \$2,000.00

Agreement for Services with 303Networks, Inc. for the Purchase and Installation of a Projector and Mount in the amount of \$2,399.98

Proposal from Environmental Designs for Candelas Filings 1-4, 2026 Irrigation for Mainline Repairs at 15417 95th Ave. in an amount not to exceed \$2,000.00

Following review and discussion, upon a motion made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

OPERATIONS AND MAINTENANCE MATTERS

Landscape Update:

Mr. VanLaren provided an update for the Board, noting that above-ground irrigation, including turf watering, must stop by October 1, 2026 under Arvada and Denver Water restrictions, while subsurface drip irrigation may continue for trees, shrubs, and landscape beds. The team is evaluating how to water trees located in turf areas under the restrictions.

Proposals from EDLLC:

Proposal for Dead Shrub Removal (ParkView / CanyonView) in the amount of \$4,868.16:

Mr. VanLaren presented the proposal to the Board. Discussion ensued regarding neglected rock beds, weeds, drip functionality, and gravel levels. Mr. VanLaren reported the drip areas are checked regularly and that installed drip indicators cover these locations.

Following discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the proposal for dead shrub removal (ParkView / CanyonView) in an amount not to exceed \$4,868.16.

ENGINEERING MATTERS

Engineer's Report:

Mr. Blackburn and Mr. Fieman presented the engineering report to the Board.

Evaluation Committee to Review and Score Statements of Qualifications (SOQ) for the Candelas TownView Pool Replacement CMAR Procurement Process:

Mr. Fieman discussed the opportunity for the Evaluation Committee, noting that Friday, September 18, 2026 was the deadline to submit the SOQ. Two SOQs were submitted and both were responsive. The Board discussed the option of extending the process and deadline but determined not to extend the process at this time. Following discussion, the Board appointed Director Smith and Director Rehberg to the Evaluation Committee, along with a member of CLA and legal counsel to review and score SOQs for the Candelas TownView Pool Replacement CMAR Procurement Process.

Proposal from Reliant Construction for Bike Rack Replacements at Seven Locations Within Candelas in the Base Bid Amount of \$48,000, and any Associated Project Alternates:

Mr. Blackburn presented the proposal to the Board. The Board discussed incorporating this item into the 2027 Budget. The Board requested input from the Sustainability Committee and tabled this matter until the next Board meeting.

Concrete Alleyway Condition Assessment and Capital Improvement Plan for Long-Term Maintenance of the Candelas Alleyway System in an amount not to exceed \$5,000:

Mr. Blackburn discussed the assessment with the Board. It was confirmed that funds are available in the Alley Lot Fund for this expense. The Board requested input from the Alley Lot Committee and tabled this matter until the next Board meeting.

Task Order I – Candelas Stormwater Facilities Maintenance Project:

Mr. Fieman and Mr. Blackman provided an update for the Board, noting CMH Concrete is in the process of obtaining permits from the City of Arvada. Construction is anticipated sometime in October, once permits are obtained. No action was needed. The Board suggested an update on the project be included in the community newsletter.

Task Order M – Trails Erosion Mitigation, Drainage, and Safety Improvements Design:

Mr. Blackburn and Mr. Fieman provided an update for the Board noting that Level submitted the application for the Jefferson County Parks & Open Space Trails Partnership Program (TPP) Grant on August 31, 2026. The application is currently under review, and additional updates are expected in the coming months. Level also plans to coordinate with EDLLC and the Candelas Landscaping Committee to develop a consistent approach to trail maintenance throughout the community.

FINANCIAL MATTERS

August 2026 Variance Report, Payment of Claims in the amount of \$313,072.64, Schedule of Cash Position and Property Taxes Reconciliation:

Mr. Duran Rodriguez reviewed the August 2026 variance report, payment of claims, the schedule of cash position, and the property taxes reconciliation with the Board. Following discussion, upon a motion duly made by Director Rehberg, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the August 2026 Variance Report, Schedule of Cash Position and Property Taxes Reconciliation, as presented, and ratified the payment of claims in the amount of \$313,072.64, as presented.

Director Smith inquired into using ColoTrust, which provides a higher interest rate, as an option for funds in the Sustainability Trust.

[Director Lanzetta joined the meeting at 5:43 p.m.]

COMMITTEE UPDATES

Committees and Reports from the Same:

Landscape Committee:

Mr. Meier discussed the Committee's efforts to align with EDLLC and Level on landscape-related initiatives. The Committee expressed interest in gathering additional information regarding water usage. EDLLC is working to improve labeling and identification of irrigation infrastructure to assist with tracking and monitoring. The Board discussed the potential use of technologies such as Starlink-enabled meter monitoring, and suggested that the Committee research available technology options and solicit proposals for consideration. No action was taken.

Alley Lot Committee:

No update was provided.

Social/Events Committee:

Upcoming Events:

Ms. Torgerson discussed the upcoming events with the Board, noting that the next event is Trunk or Treat on October 24, 2026.

Finance/Audit Committee:

The Board discussed the draft 2027 Budget received from CLA, noting that Director Hoisington circulated comments for consideration.

Sustainability Committee:

Ms. Harrison provided an update on Sustainability Committee activities. The Committee reported on recent outreach and education efforts, including Candelas Fest and partnerships related to home electrification and the Energy Action Plan. It was noted that participation in the Xcel Partners in Energy program will conclude at year-end. The Committee currently has one vacancy and the next meeting is scheduled for November 7, 2026. A potential column in the newsletter regarding sustainability was discussed. Ms. Torgerson reported on pending applications and noted that an application from March 14, 2026 is still pending.

Discussion ensued regarding the Sustainability Committee's coordination with the ARC and when ARC review letters are necessary. Ms. Torgerson will update the template letter for clarification.

COMMUNITY MANAGEMENT

Community Management Report:

Ms. Torgerson provided an update for the Board.

Proposal from Architectural Signs for Monument Repairs in the amount of \$27,889.15:

Ms. Torgerson reviewed two proposals with the Board, noting that a third proposal is expected. The Board tabled the project for consideration in the 2027 Budget process.

Proposal from Criswell Electric LLC for Electrical Diagnostics in the amount of \$2,400.00:

Ms. Torgerson reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director Smith, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the proposal from Criswell Electric LLC for electrical diagnostics in the amount of \$2,400.00.

Covenant Enforcement and Design Review Report:

The Board reviewed the Covenant Enforcement and Design Review Report and raised concern regarding sump pump drainage enforcement.

DIRECTORS' MATTERS

Signal Light at the Intersection of Candelas Pkwy and W. 95th Ln:

Director Schulte noted this is in process.

Resident Sump Pump Discharging:

This matter was previously discussed.

Soliciting Proposals for Design Review and Covenant Enforcement Services:

It was reported that two CDRC members have resigned due to concerns with the current process. The Board discussed potential updates to review procedures and committee requirements, as well as concerns regarding current service performance. The Board directed staff to prepare a request for proposals ("RFP") for design review and covenant enforcement services. The current contract remains in effect through December 31, 2026. CLA and legal counsel will collaborate on the RFP process.

The Board also discussed the CDRC committee structure and community engagement. Director Hoisington expressed a willingness to participate in efforts to improve committee procedures and related policies.

Delays in Entering Sustainability Community Projects into SmartWebs:

The Board discussed requiring management to confirm an application is complete before entering it into SmartWebs or forwarding it to the review committee. Checklists should identify required items such as site plans, plant sizes, and required trees. Incomplete applications should be returned with an explanation.

TownView Air Conditioning:

Ms. Torgerson reported that the air conditioning system is currently operating. The issue appears to be related to the geothermal system, and a geothermal technician is scheduled to return for further evaluation.

Condition and Maintenance Needs of the TownView Recreation Center:

The Board discussed the condition and maintenance needs of the TownView Recreation Center. During the discussion, staff presence at the facility was suggested. Ms. Torgerson noted that a Goodwin staff member will be assigned to work at the TownView Recreation Center two days per week.

MANAGER MATTERS

Manager Report:

Mr. Clem reviewed the Manager Report with the Board. Discussion ensued regarding City of Arvada irrigation rates and a potential reimbursement for imposing incorrect rates.

DocAccess with CivicPlus (formerly Streamline):

Mr. Clem reviewed the accessibility features of DocAccess with the Board. The Board directed CLA to solicit a proposal to add DocAccess to the website.

Board Interest in 2027 Reserve Study:

Mr. Clem proposed conducting a reserve study in 2027 to the Board. The Board expressed interest and directed CLA to solicit proposals.

LEGAL MATTERS

Reimbursement Agreement with Cimmaron Metropolitan District (“CMD”) and ARP:

Attorney Vander Wall reviewed the agreement with the Board, noting it tracks the term sheet approved by the Board to consolidate and restructure outstanding financial obligations to support the full governance transition from CMD to the District. Following discussion, upon a motion duly made by Director Schulte, seconded by Director Rehberg and, upon vote, unanimously carried, the Board approved the Reimbursement Agreement with CMD and Arvada Residential Partners (“ARP”), as presented.

Transition Agreement with CMD:

Attorney Vander Wall provided an update for the Board, noting that work is ongoing on the transition and CMD dissolution process, including the preparation of a transition agreement, review of District assets and property interests, and coordination of required approvals.

Legal Status Report:

Attorney Vander Wall and Attorney Newton reviewed the report with the Board as well as an update regarding a retaining wall access agreement. The transition process is expected to continue over the coming months.

Legal counsel reviewed the process for certifying eligible delinquent charges for fines related to covenant enforcement and design review violations to the Jefferson County Treasurer. A schedule of eligible delinquent charges will be prepared for Board consideration at the October meeting. If approved, certified charges will be collected through the 2027 property tax process.

EXECUTIVE SESSION: If needed, an executive session may be called by the Vauxmont Metropolitan District Board for specific purposes authorized pursuant to § 24-6-402(4), C.R.S.; and only after announcement at the public meeting of the specific topic for discussion and the statutory citation authorizing the executive session, and a 2/3 vote of the quorum present of the Board:

An Executive Session was not needed.

OTHER BUSINESS**Quorum for October 20, 2026 Meeting:**

A quorum was confirmed for the October 20, 2026 meeting. Director Rehberg reported he is not able to attend the October 20, 2026 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 6:55 p.m.