

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

ESTANCIA METROPOLITAN DISTRICT

Held: Monday, September 8, 2025, at 10:00 A.M. via teleconference.

ATTENDANCE

The meeting was held in accordance with the laws of the State of Colorado. The following directors were in attendance:

Jason Dassinger
Paul Andrade
Richard Giardina
Matthew Mitchell
Justin Soliman

Also present were: Audrey G. Johnson, Esq., WBA, PC, District General Counsel; Ashley B. Frisbie, WBA, PC, District Manager; and members of the public.

ADMINISTRATIVE MATTERS

Call to Order

The meeting was called to order.

Declaration of Quorum and Confirmation of Director Qualifications

Ms. Frisbie noted that a quorum for the Board was present and that the directors had confirmed their qualifications to serve.

Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest

Ms. Frisbie advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest, if any, 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. Ms. Frisbie inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. 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.

Approval of Agenda

Ms. Frisbie presented the Board with the proposed agenda for the meeting. Upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

PUBLIC COMMENT

None.

CONSENT AGENDA

Ms. Frisbie reviewed the items on the consent agenda with the Board. Upon a motion duly made and seconded, the Board unanimously took the following actions:

- a. Approved Minutes from July 23, 2025 Regular Meeting

DISTRICT MANAGER MATTERS

Consider Approval of Proposal from Keesen Landscape Management, Inc. for Ravine Cleanout

Ms. Frisbie presented the proposal from Keesen Landscape Management, Inc. for the ravine cleanout, noting that this proposal includes 500 feet of cleanout and the addition of rip-rap in the inlet area, as directed by the Board at the July meeting. Ms. Frisbie reported that the District's accountant has confirmed that there are sufficient funds available to cover the work. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Update on Engineering Assessment of Brick Wall along Arapahoe Road (*added*)

Ms. Frisbie provided the Board with an update on the engineering assessment of the brick wall along Arapahoe Road, noting that she has followed up with the engineer on multiple occasions; however, the report is still not yet available.

LEGAL MATTERS

Review and Consider Approval of Proposal for District Management Services

Ms. Frisbie informed the Board that WBA, PC has made the difficult decision to reduce its management department due to staffing shortages, which means that WBA, PC will no longer be able to provide management services for the District.

Ms. Frisbie presented the Board with proposals for District Management services. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of Public Alliance, LLC, subject to confirmation of client references and of the estimated yearly cost for services. The Board also unanimously approved the engagement of American Conservation & Billing Solutions, Inc. for billing services.

The Board thanked Ms. Frisbie for her services and efforts for the District.

OTHER BUSINESS

Confirm Annual Meeting –
October 22, 2025 at 12:30
P.M.

The Board confirmed the date of the annual meeting, scheduled for
October 22, 2025 at 12:30 P.M.

Confirm Regular Meeting &
Budget Hearing – October
22, 2025 at 1:00 P.M.

The Board confirmed the date of the 2026 Budget Hearing,
scheduled for October 22, 2025 at 1:00 P.M.

ADJOURNMENT

There being no further business to be conducted, the meeting was
adjourned.

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

Paul Andrade
Paul Andrade (Nov 11, 2025 07:14:29 MST)

Secretary for the Meeting