MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ESTANCIA METROPOLITAN DISTRICT HELD FEBRUARY 24, 2026

A Special Meeting of the Board of Directors (the "District Board") of the Estancia Metropolitan District (the "District"), was convened on Tuesday, February 24, 2026, at 11:00 a.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:
Jason Dassinger
Paul Andrade
Richard Giardina
Matthew Mitchell
Justin Soliman

Also Present:
AJ Beckman and Dan Cordova; Public Alliance, LLC

Audrey Johnson, Esq., WBA, PC

Diane Wheeler; Simmons & Wheeler P.C.

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Beckman noted that a quorum was present and requested members of the Board 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 the statute. Attorney Johnson noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

Agenda: Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Soliman, seconded by Director Giardina, and upon vote unanimously carried, the agenda was approved, as amended.

Meeting Location and Posting of Meeting Notice: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion duly made by Director Soliman, seconded by Director Giardina and, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted and that no objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The Board then considered the following actions:

a.
b. Ratification of Transparency Notice Pursuant to 32-1-809, C.R.S.
c. Ratification of Engagement Letter from WBA, PC for General Counsel Services.
d. Ratification of Addendum No. 7 to Independent Contractor Agreement between the District and Keesen Landscape Management, Inc. for 2025 Landscape Maintenance Services for December winter watering services, in the amount of $2,000.
e. Ratification of Addendum No. 4 to Independent Contractor Agreement between the District and Keesen Landscape Management, Inc. for 2026 Landscape Maintenance Services for January Winter Watering Services, in the amount of $2,000.
f. Ratification of Engagement Letter from WLPP Law for Special Council Services for Covenant Enforcement Matters.
g. Ratification of Colorado Special Districts Property and Liability Pool New Member Representative Designation Form.

Following discussion, upon motion duly made by Director Giardina, seconded by Director Soliman, and upon vote unanimously carried, the Board approved the Consent Agenda.

FINANCIAL MATTERS

Claims: Ms. Wheeler presented the claims paid for the period ending February 24, 2026, in the amount of $53,707.88.

Following review, upon a motion duly made by Director Giardina, seconded by Director Andrade and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period ending February 24, 2026, in the amount of $53,707.88.

Unaudited Financial Statements: Ms. Wheeler presented the unaudited financial statements, dated December 31, 2025.

Following review, upon a motion duly made by Director Giardina, seconded by Director Andrade and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated December 31, 2025.

District Fees: The Board entered into discussion regarding the potential assessment of District fees for certain residential properties based on pumping costs. The Board directed Mr. Cordova and Ms. Wheeler to research potential fee structures, including whether additional fees may be appropriate for properties that are more costly to serve, and to follow up with the applicable company regarding those properties.

DISTRICT MANAGEMENT MATTERS

Proposal from CTL Thompson, Inc. for Additional Engineering Consultation: The Board reviewed a proposal from CTL Thompson, Inc. for additional engineering consultation services. Following discussion, the Board directed Public Alliance LLC to review CTL Thompson, Inc.'s prior analysis and solicit proposals for repair based on those recommendations.

Proposal from Keesen Landscape Management, Inc. for February Winter Watering: The Board reviewed a proposal from Keesen Landscape Management, Inc. for February winter watering.

Following review, upon a motion duly made by Director Dassinger, seconded by Director Mitchell and, upon vote, unanimously carried, the Board approved the proposal from Keesen Landscape Management, Inc. for February winter watering, in the amount of $2,000.

Proposal from Keesen Landscape Management, Inc. for Turf Mite Control: The Board reviewed a proposal from Keesen Landscape Management, Inc. for turf mite control.

Following review, upon a motion duly made by Director Dassinger, seconded by Director Soliman and, upon vote, unanimously carried, the Board approved the proposal from Keesen Landscape Management, Inc. for turf mite control, in the amount of $148.05.

LEGAL MATTERS

Limitation on Operations & Maintenance Mill Levy Revenue Collection Pursuant to Current Election Authorization: Attorney Johnson and Ms. Wheeler presented the rationale and process for conducting an election to authorize an increase in the Operations and Maintenance Mill Levy. Following discussion, the Board determined not to pursue an election at this time.

Collection Matters: Attorney Johnson reported to the Board three accounts are in collections.

OTHER BUSINESS

Street Maintenance: Mr. Cordova provided an update regarding potential street maintenance by Arapahoe County. It was noted that the County has identified the need for maintenance and may include the work in its future maintenance schedule. An update is anticipated in the spring.

Next Meeting: It was noted the next meeting is scheduled for July 22, 2026.

ADJOURNMENT

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

Respectfully submitted,

Signed by:

By Paul Andrade

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Secretary for the Meeting