

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER METROPOLITAN DISTRICT NO. 3 (THE "DISTRICT") HELD JULY 16, 2025

A regular meeting of the Board of Directors of the Prairie Center Metropolitan District No. 3 (referred to hereafter as the "Board") was convened on Wednesday, July 16, 2025, at 4:00 p.m., and held via Zoom videoconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michael Tamblyn, President
Richard Merkel, Treasurer

Also, In Attendance Were:

Peggy Ripko; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher Cortese Williams P.C.

Aly Roland; CliftonLarsonAllen LLP

ADMINISTRATIVE MATTERS

Disclosure 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 by Attorney Kanda 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.

Quorum/Confirmation of Meeting Location/Posting of Notice: Ms. Ripko confirmed the presence of a quorum. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Tamblyn, seconded by Director Merkel, and upon vote unanimously carried, the Board determined to conduct the meeting via video/telephone conference. 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.

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Agenda: The Board reviewed the agenda for the meeting.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel, and upon vote unanimously carried, the Board approved the agenda.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://prairiecentermd.colorado.gov>. If posting on the website is unavailable, notice will be posted at the following physical location within the District's boundaries: on a post within the boundaries of the District.

Minutes of the December 4, 2024 Regular Meeting: The Board reviewed the Minutes of the December 4, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel, and upon vote unanimously carried, the Board approved the Minutes.

May 6, 2025 Regular Election: The Board discussed the results of May 6, 2025 Regular Election. It was noted that Directors Merkel and Tamblyn were each elected to 4-year terms ending in May 2029, and that the ballot question waiving the new statutory property tax revenue limitation passed.

Appointment of Officers: Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel, and upon vote unanimously carried, the following slate of officers were appointed:

President: Michael Tamblyn
Treasurer: Richard Merkel
Secretary: Peggy Ripko

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

Claims: Ms. Roland reviewed with the Board the payment of claims for the period ending July 14, 2025.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel, and upon vote unanimously carried, the Board ratified approval of the payment of claims for the period ending July 14, 2025, in the amount of \$1,077,929.09.

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2024 Audit: Ms. Roland reviewed the 2024 Audit with the Board.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel, and upon vote unanimously carried, the Board approved the 2024 Audit (subject to final legal review and receipt of an unmodified opinion from the auditor), and authorized execution of the Representations Letter.

LEGAL MATTERS

Grant of Non-Exclusive Sidewalk and Trail Easement between the District and the City of Brighton: The Board reviewed the Grant of Non-Exclusive Sidewalk and Trail Easement between Prairie Center Metropolitan District No. 3 and the City of Brighton (for the Tract C sidewalk and trail).

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of the Grant of Non-Exclusive Sidewalk and Trail Easement between Prairie Center Metropolitan District No. 3 and the City of Brighton (for the Tract C sidewalk and trail).

CAPITAL IMPROVEMENTS

Status of:

Village V Park – Phase 2: Director Tamblyn reported the City of Brighton issued permits last week, and that construction will commence soon, with an anticipated completion in October, 2025.

Retail 3/4 – Roads and Utilities Construction Project: Director Tamblyn reported that most of the construction is complete (with the exception of erosion control and re-vegetation), and that the Olive Garden restaurant is open.

Construction Agreement for Landscaping, Irrigation and Site Amenities: The Board reviewed the Construction Agreement for Neighborhood Park Phase 2 at Village V, between the District and Hall Contracting, LLC.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of the Construction Agreement for Neighborhood Park Phase 2 at Village V, between the District and Hall Contracting, LLC, for landscaping, irrigation and site amenities, in the amount of \$558,254.35.

Construction Agreement for Erosion Control, Earthwork, Storm Sewer, and Concrete: The Board reviewed the Construction Agreement for Neighborhood Park Phase 2 at Village V, between the District and RCD Construction, Inc., for erosion control, earthwork, storm sewer, and concrete.

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Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of the Construction Agreement for Neighborhood Park Phase 2 at Village V, between the District and RCD Construction, Inc., for erosion control, earthwork, storm sewer, and concrete, in the amount of \$287,651.99.

Revised Proposal/Service Agreement for Construction Observation: The Board reviewed the Revised Proposal/Service Agreement for Construction Observation and Material Testing -Neighborhood Park, Phase 2 and Prairie Center Village V, between the District and CTL/Thompson, Inc.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of the Revised Proposal/Service Agreement for Construction Observation and Material Testing -Neighborhood Park, Phase 2 and Prairie Center Village V, between the District and CTL/Thompson, Inc., in the amount of \$15,605.00.

Proposal for Village V Park Electrical Service: The Board reviewed the proposal for Village V Park electrical service from Communication Construction & Engineering, Inc.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board approved the proposal from Village V Park electrical service from Communication Construction & Engineering, Inc. in the amount of \$10,447.50, and authorized preparation of a Service Agreement, in an amount not to exceed \$18,000.

OPERATIONS

Change Order No. 3 to Service Agreement for Landscape Maintenance Services: The Board reviewed Change Order No. 3 to the Service Agreement for Landscape Maintenance Services between the District and Vargas Property Services, Inc.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 3 to the Service Agreement for Landscape Maintenance Services between Prairie Center Metropolitan District No. 3 and Vargas Property Services, Inc., for 2025 Landscape Maintenance Services, for an increase in the contract amount of \$93,921.00.

Service Agreement for Asphalt Paving, Repairs and Maintenance: The Board reviewed the Service Agreement for Asphalt Paving, Repairs and Maintenance between the District and Alliance Commercial Maintenance Services, Inc.

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Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement for Asphalt Paving, Repairs and Maintenance between the District and Alliance Commercial Maintenance Services, Inc.

Change Order No. 1 to Service Agreement for Asphalt Paving, Repairs and Maintenance: The Board reviewed Change Order No. 1 to the Service Agreement for Asphalt Paving, Repairs and Maintenance between the District and Alliance Commercial Maintenance Services, Inc.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 1 to the Service Agreement for Asphalt Paving, Repairs and Maintenance between the District and Alliance Commercial Maintenance Services, Inc for Asphalt Milling & Paving – 2", for an increase in the contract amount of \$157,562.88.

Service Agreement for Stormwater Compliance: The Board reviewed Work Order No. 2 to the Service Agreement for Stormwater Compliance between the District and Ensolum, LLC.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of Work Order No. 2 to the Service Agreement for Stormwater Compliance between the District and Ensolum, LLC.

Task Order No. 4 to the Master Service Agreement for Surveying Services: The Board reviewed Task Order No. 4 to the Master Service Agreement for Surveying Services between the District and AzTec Consultants, Inc.

Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Merkel and, upon vote, unanimously carried, the Board ratified approval of Task Order No. 4 to the Master Service Agreement for Surveying Services between the District and AzTec Consultants, Inc., for an increase in the contract amount of \$21,000.00.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

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

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Respectfully submitted,

By *Diana Garcia*
Secretary for the Meeting