

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF CCP METROPOLITAN DISTRICT NO. 3 HELD JUNE 5, 2026

A regular meeting of the Board of Directors (“Board”) of the CCP Metropolitan District No. 3 (“District”) was convened on Friday, June 5, 2026, at 11:30 a.m. This District Board meeting was held via Zoom video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors present and acting:

Sarah Lavery
Cameron R. Bertron
Joel Scott, Assistant Secretary

Also present were:

Ann Finn and Sarah Warner; Public Alliance, LLC
Jon Hoistad, Esq.; McGeady Becher Cortese Williams P.C.
Margaret Henderson; CliftonLarsonAllen LLP
Eugene Dechant and Rodney Valdez; Board Member Candidates

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: Ms. Finn 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 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 Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State by the statutory deadline.

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon a motion duly made by Director Lavery, seconded by Director Scott and, upon vote unanimously carried, the Board approved the Agenda.

Meeting Location: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting, noting that this meeting was scheduled to be held via Zoom video/teleconference. The Board further noted that notice of this meeting, including the Zoom meeting information, was duly posted on the District’s website and the Board has not received any objections to the format

or any requests that the meeting format be changed by taxpaying electors within the boundaries of the District.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Laverty, seconded by Director Scott 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: www.ccpmetrodistricts.com, or if posting on the website is unavailable, notice will be posted at the northwest corner of 51st Avenue and Washington Street.

Resignation of Directors: The Board acknowledged the resignations of Judy Duran and Donald Stage from the Board of Directors, effective April 22, 2026.

Board Vacancies / Appointment: The Board discussed the vacancy on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancies on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible electors, Eugene Dechant and Rodney Valdez, were nominated to serve on the Board. Following discussion, upon motion duly made by Director Laverty, seconded by Director Scott, and upon vote unanimously carried, the Board appointed Eugene Dechant and Rodney Valdez to fill the vacancies on the Board. Chairman Laverty administered the Oaths of Office.

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

President:	Sarah Laverty
Treasurer:	Cameron Bertron
Assistant Secretary:	Joel Scott
Assistant Secretary:	Eugene Dechant
Assistant Secretary:	Rodney Valdez

It was noted that Ms. Finn was appointed to serve as Secretary to the Board as a nonelected officer.

CONSENT AGENDA

The following items are presented for approval as a group and may be acted upon with a single motion and vote by the Board. Any item may be removed from the consent agenda and placed on the regular agenda at the request of a Board member.

- Approval of the November 7, 2025 Regular Meeting Minutes and December 8, 2026 Special Meeting Minutes; and
- Ratify approval of Service Agreement for Masonry Services between the District and Masterful Construction & Contracting LLC.

Following discussion, upon a motion duly made by Director Lavery, seconded by Director Bertron and, upon vote unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

OPERATIONS AND MAINTENANCE

Vandalism and Status of Insurance Claims: Ms. Warner discussed and reviewed with the Board the costs associated with vandalism that has occurred within the District, noting that the wiring was stripped from streetlights and irrigation valve boxes. The estimate to repair the streetlights is \$84,000 and irrigation valve boxes is \$2,033.

Following discussion, upon a motion duly made by Director Bertron, seconded by Director Scott and, upon vote unanimously carried, the Board approved a proposal for repair of irrigation valve boxes, in the amount of \$2,033.

Proposals for Site Lighting Repair Work and/or Solar Conversion: Ms. Warner presented a proposal from Greiner Electric, LLC to convert the streetlights to solar. Following discussion, upon a motion duly made by Director Scott, seconded by Director Stage and, upon vote unanimously carried, the Board approved the proposal from Greiner Electric, LLC for Logan Court solar fixtures, subject to review of the specifications for the solar light head.

Proposals for Irrigation Repair Work: Following discussion, upon a motion duly made by Director Bertron, seconded by Director Scott and, upon vote unanimously carried, the Board approved a proposal from BrightView Landscape Services, Inc. for replacement of broken heads at 52nd Avenue and Washington Street, in the amount of \$510.00.

Construction Damage and Repair Work: Ms. Warner provided an update regarding damage caused by the construction work on Washington Street and noted that the City has repaired the damage.

Maintenance Report: Ms. Warner updated the Board on issues concerning the homeless, trash and security. No action was taken by the Board.

FINANCIAL MATTERS

Claims: Ms. Henderson presented claims for the period from November 1, 2025 through May 21, 2026.

Following review, upon a motion duly made by Director Scott, seconded by Director Lavery and, upon vote unanimously carried, the Board ratified

approval of the payment of claims for the period from November 1, 2025 through May 21, 2026, in the amount of \$171,832.03.

Unaudited Financial Statements: Ms. Henderson presented the unaudited financial statements for the period ending March 31, 2026.

Following review, upon a motion duly made by Director Laverty, seconded by Director Scott and, upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2026.

Public Hearing on Amendment to 2025 Budget: Director Laverty opened the public hearing to consider amendment of the 2025 Budget and to discuss related issues.

It was noted that publication of Notice stating that the Board would consider the amendment of the 2025 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

It was noted that a Budget Amendment was not necessary.

2025 Audit: Ms. Henderson reviewed the 2025 Audit with the Board.

Following review, upon a motion duly made by Director Bertron, seconded by Director Scott and, upon vote unanimously carried, the Board approved the 2025 Audit, including authorization of execution of the Representations Letter, subject to receipt of an unmodified opinion letter from the auditor.

LEGAL MATTERS

None.

OTHER BUSINESS

Director Bertron noted that he is the Environmental Representative for the District and recommended that the Board obtain proposals to vegetate the hillside on Washington Street. He noted the State requires 70% vegetation coverage. Following discussion, Director Bertron noted that he will coordinate with Ms. Warner to obtain proposals.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.

The foregoing record constitutes a true and correct copy of the Minutes of the above referenced meeting.

Signed by:

Ann Finn

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Secretary