

RECORD OF PROCEEDINGS

MINUTES OF A JOINT REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE ERIE HIGHLANDS METROPOLITAN DISTRICTS NOS. 1 AND 2 HELD SEPTEMBER 3, 2025

DISTRICT NO. 2 MINUTES

A consolidated regular meeting of the Boards of Directors of the Erie Highlands Metropolitan Districts Nos. 1 and 2 was convened on Wednesday, September 3, 2025 at 6:00 p.m. This consolidated District Board meeting was held via Zoom video/telephone conference. The meeting was open to the public.

Directors for District No. 2 in Attendance Were:

Mitchell Gonzales, President
Andrew J. Matyus, Treasurer
Keith Kauffman, Secretary
Elizabeth Thoma, Assistant Secretary
Alexandra Hobbs, Assistant Secretary

Also In Attendance Were:

David Solin and Diana Garcia; Special District Management Services, Inc.

Joan Fritsche, Esq.; Fritsche Law LLC (General Counsel for District No. 2)

Jeffrey Erb, Esq. and Haley Trecarichi, Esq.; Erb Law, LLC (General Counsel for District No. 1)

District No. 1 Directors Davis (for a portion of the meeting), Fillius (for a portion of the meeting), Manley and Baca

Chad Rodriguez; Trumark Homes (for a portion of the meeting)

Various residents of the District

CALL TO ORDER

The meeting was called to order. Mr. Solin noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest of the Board of Directors to the Secretary of State and the Board. 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. No disclosures were made, and it was noted that all Directors are residents of the District.

RECORD OF PROCEEDINGS

Agenda: The Board reviewed the proposed Agenda for the District's regular meeting.

Following discussion, upon motion made by Director Gonzales, seconded by Director Hobbs and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

TRUMARK PRESENTATION

Mr. Rodriguez gave a presentation regarding the planned Trumark Homes development, to the Board.

PUBLIC COMMENT There were discussions regarding various District governance and facilities operations and maintenance issues.

ADMINISTRATIVE MATTERS

Minutes: The Board reviewed the Minutes of the July 2, 2025 regular meeting and July 24, 2025 special meeting.

Following discussion, upon motion made by Director Gonzales, seconded by Director Matyus and, upon vote, unanimously carried, the Board approved the Minutes of the July 2, 2025 regular meeting and July 24, 2025 special meeting.

CONSENT AGENDA There were no items to discuss.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed the payment of claims as follows:

Fund	Period Ending July 31, 2025	Period Ending August 31, 2025
General	\$ 79,007.81	\$ 90,796.75
Debt Service	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-
Total Claims	\$ 79,007.81	\$ 90,796.75

Following discussion, upon motion made by Director Matyus, seconded by Director Gonzales and, upon vote, unanimously carried, the Board ratified approval of the payment of claims.

Unaudited Financial Statements and Cash Position: The Board reviewed the unaudited financial statements and cash position statements.

Following discussion, upon motion made by Director Matyus, seconded by Director Hobbs and, upon vote, unanimously carried, the Board approved the unaudited financial statements and cash position statements, as amended.

RECORD OF PROCEEDINGS

POOLHOUSE AND CLUBHOUSE

Discuss Pool Repair Projects: The Board discussed possible pool repair projects for consideration in upcoming years. No action was necessary at this time.

Proposals for 2026 Pool Services: The Board discussed obtaining proposals for 2026 pool services. The Board directed Mr. Solin to obtain proposals from the current pool services contractor and one more. He was also directed to obtain a lifeguard proposal from the YMCA and a pool monitor proposal. Finally, Mr. Solin was directed to obtain offseason mechanical systems repair proposals as determined by the pool operator.

OPERATION MATTERS

Covenant Control Matters: There were no updates at this time.

Appointment of Residents and Directors to Landscape and Pool Committees: The Board discussed appointing a resident and two Directors to the Landscape Committee. The Board also discussed appointing a resident and two Directors to the Pool Committee.

Following discussion, upon motion made by Director Matyus, seconded by Director Gonzales and, upon vote, unanimously carried, the Board appointed Director Hobbs to the Landscape Committee and Director Kaufmann to the Pool Committee.

Proposal for 2025-2026 Snow Maintenance and 2026 Landscape Services: The Board discussed obtaining proposals for 2025-2026 snow maintenance and 2026 landscape services. Mr. Solin was directed to present proposals at the October 1, 2025 regular meeting.

LEGAL MATTERS

Resolution Regarding Electronic Video Records of the Districts: The Board deferred discussion on the Resolution Regarding Electronic Video Records of the Districts.

Agreement for Professional Services with Storm Water Asset Protection, LLC: The Board reviewed the Agreement for Professional Services with Storm Water Asset Protection, LLC.

Following discussion, upon motion made by Director Kaufmann, seconded by Director Matyus and, upon vote, unanimously carried, the Board approved the Agreement for Professional Services with Storm Water Asset Protection, LLC.

Imposing Filing 18 Townhome Maintenance Fee: Attorney Fritsche updated the Board on Imposing the Filing 18 Townhome Maintenance Fee.

HB25-1219 regarding Annual Meeting and Confirm Annual Meeting Date: Attorney Fritsche discussed with the Board the HB25-1219 requirements regarding the Annual Meeting and confirmed the date of the Annual Meeting.

RECORD OF PROCEEDINGS

2025 Legislative Update: Attorney Fritsche discussed with the Board the 2025 Legislative Update.

2026 Budget Process: Attorney Fritsche discussed with the Board the 2026 Budget Process.

Settlement Agreement Update: Attorney Fritsche discussed with the Board the Settlement Agreement Update.

Engagement of Special Counsel Concerning Recission or Amendment to the Supplement Declaration of Covenants, Conditions and Restrictions: The Board discussed the engagement of special counsel concerning recission or amendment of the Supplemental Declaration of Covenants, Conditions and Restrictions for Erie Highlands Carriage Houses (Filing 16).

Following discussion, upon motion made by Director Gonzales, seconded by Director Kaufmann and, upon vote, unanimously carried, the Board ratified approval of the engagement of special counsel concerning recission or amendment of the Supplemental Declaration of Covenants, Conditions and Restrictions for Erie Highlands Carriage Houses (Filing 16).

Separate District Board meetings for Erie Highlands Metropolitan District No. 1 and Erie Highlands Metropolitan District No. 2: Mr. Solin discussed with the Board the possibility of holding separate District Board meetings for Erie Highlands Metropolitan District No. 1 and Erie Highlands Metropolitan District No. 2 beginning in 2026. No action was taken.

OTHER BUSINESS

None.

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

Respectfully submitted,

By 
Secretary for the Meeting