

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE EAST CREEK CONSOLIDATED METROPOLITAN DISTRICT HELD JULY 29, 2025

A Special meeting of the Board of Directors of the East Creek Consolidated Metropolitan District (the “**District**”) was convened on Monday, July 29, 2025 at 5:00 p.m. This District Board Meeting was held via Zoom video/telephone conference. The meeting was open to the public via Zoom.

Directors In Attendance Were:

Greg Wright, President
Cameron Nelson, Assistant Secretary
Erich Matola, Assistant Secretary
Absent: Martin Corley, Treasurer

Also In Attendance Were:

Peggy Ripko and Jim Ruthven (for a portion of the meeting); Special District Management Services, Inc.

Jeffrey Erb, Esq. and Jillian Martin, Esq.; Erb Law, LLC

Dawn Schilling; Schilling & Company Inc.

Stephen Doherty; Board Candidate

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The meeting was called to order at 5:00 p.m. The Board noted a quorum was present and discussed the requirements of Colorado law to disclose any potential conflicts of interest. Mr. Erb noted that annual conflicts of interest disclosures were filed with the Secretary of State. The members of the Board did make any additional conflict of interest disclosures.

ADMINISTRATIVE MATTERS

Agenda/Director Absence: The Board reviewed the proposed Agenda for the District’s special meeting.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the Agenda, as amended to add enforcement, and excused the absence of Director Corley.

RECORD OF PROCEEDINGS

Results of May 6, 2025 Regular Election: Ms. Ripko discussed with the Board the results of the May 6, 2025 Regular Election for Directors (“Election”). It was noted that Directors Corley and Nelson were each elected for a two-year term ending in 2027 and Directors Wright and Matola were each deemed elected to a four-year term ending in 2029. The Board also noted that question 6A regarding the retention of previously collected tax revenue did not pass with a 7 yes and 7 no vote.

Vacancies on the Board: The Board discussed the vacancies on the Board and noted that there were no District eligible electors interested in serving on the Board at this time.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Greg Wright
Treasurer	Martin Corley
Secretary	Peggy Ripko
Assistant Secretary	Cameron Nelson
Assistant Secretary	Erich Matola

Minutes: The Board reviewed the Minutes from the October 28, 2024 and March 24, 2025, Regular Meetings.

Following discussion, upon motion duly made by Director Wright, seconded by Director Matola and, upon vote, unanimously carried, the Board approved the Minutes from the October 28, 2024 and March 24, 2025, Regular Meetings.

PUBLIC COMMENT There was no public comment.

FINANCIAL MATTERS

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

Fund	Period Ending April 30, 2025	Period Ending May 31, 2025	Period Ending June 30, 2025	Period Ending July 31, 2025
General	\$ 27,444.89	\$ 22,460.50	\$ 16,469.53	\$ 32,164.91
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total Claims	\$ 27,444.89	\$ 22,460.50	\$ 16,469.53	\$ 32,164.91

RECORD OF PROCEEDINGS

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Matola and, upon vote, unanimously carried, the Board approved and ratified the payment of claims.

Unaudited Financial Statements and Cash Position Schedule: The Board deferred discussion at this time.

2024 Budget Amendment Hearing: The President opened the public hearing to consider the Resolution to Amend the 2024 Budget for East Creek Consolidated Metropolitan District and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2024 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.

The Board noted that the budget amendment was to address slightly higher expenditures in the general fund and to account for additional interest income earned in the debt service fund. Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board amended the 2024 Budget as presented.

2024 Audit: Ms. Schilling reviewed the 2024 Audit with the Board. She reviewed the various funds and the status of revenue collected by District 1 in 2024.

Following discussion, upon motion, duly made by Director Wright, seconded by Director Matola and, upon vote, unanimously carried, the Board approved the 2024 Audit and authorized the execution of the Representations Letter.

LEGAL MATTERS

Potential November 2025 Election: The Board discussed the potential for having a November 2025 Election. The Board determined not move forward with an election in November.

Resolution Accepting Transfer of Real Property – Tract V: The Board reviewed the Resolution Accepting Transfer of Real Property – Tract V.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Nelson and, upon vote, unanimously carried, the Board adopted the Resolution Accepting Transfer of Real Property – Tract V

RECORD OF PROCEEDINGS

Termination of Funding and Reimbursement Agreements and Satisfaction and Release of Claims with Meritage Homes of Colorado, Inc.: The Board discussed the Termination of Funding and Reimbursement Agreements and Satisfaction and Release of Claims with Meritage Homes of Colorado, Inc.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board terminated the Funding and Reimbursement Agreements and Satisfaction and Release of Claims with Meritage Homes of Colorado, Inc.

Resolution Adopting Parking Rules and Regulations: The Board reviewed the Resolution Adopting Parking Rules and Regulations.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board adopted the Resolution Adopting Parking Rules and Regulations. .

Covenant Enforcement: The Board reviewed the covenant enforcement policy.

Following discussion, upon motion, duly made by Director Nelson, seconded by Director Wright and, upon vote, unanimously carried, the Board approved the covenant enforcement policy.

OPERATIONS AND MAINTENANCE

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for tree care services in the amount of \$802.00.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for tree care services in the amount of \$802.00.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for stump removal services at the amount of \$764.12.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for stump removal services at the amount of \$764.12.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for spring startup and irrigation repairs.

RECORD OF PROCEEDINGS

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for spring startup and irrigation repairs.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for 2025-2026 snow removal.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for 2025-2026 snow removal.

Proposal from Nature's Workforce: The Board reviewed the proposal from Nature's Workforce for trash and sediment removal.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Nature's Workforce for trash and sediment removal an amount not to exceed an amount of \$7,000.

Proposal from Property Solutions Team for Street Cleaning. The Board discussed the proposal for street cleaning. No action was taken.

Proposal from Pet Scoop, Inc. for Pet Station Installation: The Board reviewed the proposal from Pet Scoop, Inc. for pet station installation.

Following discussion, upon motion, duly made by Director Matola, seconded by Director Wright and, upon vote, unanimously carried, the Board ratified approval of the proposal from Pet Scoop, Inc. for pet station installation.

OTHER MATTERS

The Board discussed prairie dogs within the District.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made and seconded, upon vote unanimously carried, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting