

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COLUMBIA METROPOLITAN DISTRICT (THE “DISTRICT”) HELD AUGUST 21, 2025

A Special Meeting of the Board of Directors of the Columbia Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, August 21, 2025, at 5:30 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Rod Johnson, President
Scott Jones, Treasurer

Also, In Attendance Were:

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

PUBLIC COMMENT

There were no public comments.

ADMINISTRATIVE MATTERS

Disclosures 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 Mr. Solin that, as appropriate, 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.

Confirmation of Meeting Location/Posting of Notice: 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 Johnson, seconded by Jones, and upon vote unanimously carried, the Board determined to conduct the meeting via videoconference. 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.

Agenda: The Board reviewed the Agenda for the meeting.

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

Meeting Packets and Minutes: The Board directed Mr. Solin to email the meeting packets instead of uploading to the calendar invitation and requested the draft minutes be sent to the Board for review within two-weeks after the meeting.

FINANCIAL MATTERS

Payment of Claims: The Board deferred ratification of the claims and directed Mr. Solin to add Director Jones to be an approver in Bill.com. The Board directed Mr. Solin to continue to send claims to the Board for review on a monthly basis.

Unaudited Financial Statements: The Board deferred this matter.

2024 Audit Exemption Application: The Board reviewed the Application for Exemption from Audit for 2024.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Jones, and upon vote unanimously carried, the Board ratified approval of the 2024 Audit Exemption Application.

LEGAL MATTERS

There were no legal matters.

OTHER MATTERS

Contracting Concerns: The Board discussed contracting concerns with Mr. Solin. Mr. Solin was directed to work with contractors to provide greater detail in proposals, to include anticipated start dates and length of time for completion of projects. Mr. Solin was also directed to obtain an updated Engagement Letter from District Counsel.

Landscaping: The Board directed Mr. Solin to work with Keesen Landscape Management, Inc. on mapping the location for the proposed winter flowers and transmit to Board for review once completed. Mr. Solin was further directed to confirm that the twelve (12) winter waterings proposal would be integrated and used as weather conditions necessitated to avoid watering during times of recent precipitation.

Monthly Inspection Report: The Board directed Mr. Solin to send Mr. Haubert's monthly inspection reports more timely.

2026 Meetings: The Board discussed meeting more frequently in 2026, with the dates to be determined at the next regular meeting.

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ADJOURNMENT

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

Respectfully submitted,

By 
Secretary for the Meeting