

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE DENMORE METROPOLITAN DISTRICT NOS. 1-4 HELD DECEMBER 18, 2025

A Special Meeting of the Boards of Directors (referred to hereafter as "Boards") of the Denmore Metropolitan District Nos. 1-4 (referred to hereafter as "Districts") was convened on Thursday, the 18<sup>th</sup> day of December, 2025 via Zoom. The meeting was open to the public.

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#### ATTENDANCE

##### Directors In Attendance Were:

Daniel A. Galasso  
Alex Ginter  
Kelly Taga (Nos. 1-3)

##### Also In Attendance Were:

Alex Simpson; Public Alliance, LLC

Blair M. Dickhoner, Esq.; WBA, PC

Eric Weaver, Irene Forgy and Kristina Hull; Marchetti & Weaver, LLC

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#### DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: Attorney Dickhoner advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Dickhoner reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were confirmed by the directors.

Attorney Dickhoner inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the directors present was necessary to obtain a quorum or to otherwise enable the Boards to act.

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#### ADMINISTRATIVE MATTERS

Agenda: Attorney Dickhoner distributed for the Boards' review and approval a proposed agenda for the Districts' Special Meeting.

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Following discussion, upon a motion duly made by Director Galasso, seconded by Director Ginter and, upon a vote unanimously carried, the agenda was approved, as presented.

### **Director Matters:**

*Board Vacancy:* The Board of District No. 4 considered appointment of qualified individual Kelly Taga to the Board of Directors to fill a current vacancy (Notice was published on December 7, 2025).

Following discussion, and upon motion duly made by Director Galasso, seconded by Director Ginter and, upon vote, unanimously carried, the Board of District No. 4 appointed Kelly Taga to the Board of Directors and the Oath of office was administered.

*Election of Officers:* Following discussion and review, upon a motion duly made by Director Galasso, seconded by Director Ginter, the Boards elected the following slate of officers:

President: Daniel A. Galasso  
Treasurer: Alex Ginter  
Secretary: Kelly Taga

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### **PUBLIC COMMENTS**

There were no public comments.

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### **CONSENT AGENDA** The Boards considered the following actions:

- Ratify Independent Contractor Agreement with Public Alliance LLC for District Management Services (Nos. 2 and 3).

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter, the Boards approved, accepted or ratified the Consent Agenda items, as amended to add District No. 2 to the Independent Contractor Agreement with Public Alliance LLC for District Management Services.

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### **LEGAL MATTERS**

**Covenant Enforcement and Collection:** The Boards entered into discussion regarding Covenant Enforcement and Collection.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter, the Boards approved engagement with Orten Cavanagh Holmes & Hunt, LLC for covenant enforcement and collection matters.

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**Resolution Concerning Imposition of Operations Fees:** The Boards reviewed a Resolution Concerning Imposition of Operations Fees.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter, the Boards adopted the Resolution Concerning Imposition of Operations Fees, pending review by legal counsel.

**Independent Contractor Agreement with American Conservation and Billing Solutions, Inc. for Billing Services:** The Board received an Independent Contractor Agreement with American Conservation and Billing Solutions, Inc. for Billing Services.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter, the Boards approved the Independent Contractor Agreement with American Conservation and Billing Solutions, Inc. for Billing Services.

**Consent to Assignment Regarding Payment in Connection to Line Extension Participation and Reimbursement Agreement:** The Board reviewed a Consent to Assignment Regarding Payment in Connection to Line Extension Participation and Reimbursement Agreement.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter, the Boards approved the Consent to Assignment Regarding Payment in Connection to Line Extension Participation and Reimbursement Agreement.

**Transaction Based Informed Consent to Representation Regarding Intergovernmental Agreement Regarding Payment of St. Vrain Line Extension:** The Board received a Transaction Based Informed Consent to Representation Regarding Intergovernmental Agreement Regarding Payment of St. Vrain Line Extension.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter, the Boards approved the Transaction Based Informed Consent to Representation Regarding Intergovernmental Agreement Regarding Payment of St. Vrain Line Extension.

**Intergovernmental Agreement between Denmore Metropolitan District No. 1 and Denmore Metropolitan District No. 3 Regarding Payment in Connection to Line Extension Participation and Reimbursement Agreement:** The Board of District Nos. 1 and 3 reviewed an Intergovernmental Agreement between Denmore Metropolitan District No. 1 and Denmore Metropolitan District No. 3 Regarding Payment in Connection to Line Extension Participation and Reimbursement Agreement

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Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter, the Boards of District Nos. 1 and 3 approved the Intergovernmental Agreement between Denmore Metropolitan District No. 1 and Denmore Metropolitan District No. 3 Regarding Payment in Connection to Line Extension Participation and Reimbursement Agreement.

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### **BOUNDARY ADJUSTMENTS**

**Petition for Inclusion of Real Property from TPH Firestone Trail, LLC (Denmore Filing Nos. 1-4) (District No. 3)**: The President of District No. 3 opened the Public Hearing to consider and grant the Petition for Inclusion of Real Property from TPH Firestone Trail, LLC (Denmore Filing Nos. 1-4).

It was noted that publication of Notice stating that the Board of District No. 3 would consider the inclusion of the property 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.

*Resolution and Order for Inclusion of Property from TPH Firestone Trail, LLC (Denmore Filing Nos. 1-4) (District No. 3)*: The Board of District No. 3 considered the Resolution for Inclusion of Real Property, and made the findings required by Section 32-1-402(1), C.R.S., as incorporated in the terms of the Resolution.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter and, upon vote unanimously carried, the Board of District No. 3 adopted the Resolution for the Inclusion of Real Property.

**Petition for Exclusion of Real Property from Pulte Home Company, LLC (Denmore Filing Nos. 1 and 4) (District No. 2)**: The President of District No. 2 opened the Public Hearing to consider and grant the Petition for Exclusion of Real Property from Pulte Home Company, LLC (Denmore Filing Nos. 1 and 4).

It was noted that publication of Notice stating that the Board of District No. 2 would consider the exclusion of the property 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.

*Resolution and Order for Exclusion of Property from Pulte Home Company, LLC (Denmore Filing Nos. 1 and 4) (District No. 2)*: The Board of District No. 2 considered the Resolution for Exclusion of Real Property, and made the findings required by Section 32-1-402(1), C.R.S., as incorporated in the terms of the Resolution.

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Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter and, upon vote unanimously carried, the Board of District No. 2 adopted the Resolution for the Exclusion of Real Property.

**Petition for Exclusion of Real Property from TPH Firestone Trail, LLC (Denmore Filing Nos. 1 and 2) (District No. 2):** The President of District No. 2 opened the Public Hearing to consider and grant the Petition for Exclusion of Real Property from TPH Firestone Trail, LLC (Denmore Filing Nos. 1 and 2).

It was noted that publication of Notice stating that the Board of District No. 2 would consider the exclusion of the property 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.

**Resolution and Order for Exclusion of Property from TPH Firestone Trail, LLC (Denmore Filing Nos. 1 and 2) (District No. 2):** The Board of District No. 2 considered the Resolution for Exclusion of Real Property, and made the findings required by Section 32-1-402(1), C.R.S., as incorporated in the terms of the Resolution.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter and, upon vote unanimously carried, the Board of District No. 2 adopted the Resolution for the Exclusion of Real Property.

**Petition for Exclusion of Real Property from TPG AG EHC III (NWHM) Multi State 4, LLC (Denmore Filing No. 1) (District No. 2):** The President of District No. 2 opened the Public Hearing to consider and grant the Petition for Exclusion of Real Property from TPG AG EHC III (NWHM) Multi State 4, LLC (Denmore Filing No. 1).

It was noted that publication of Notice stating that the Board of District No. 2 would consider the exclusion of the property 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.

**Resolution and Order for Exclusion of Property from TPG AG EHC III (NWHM) Multi State 4, LLC (Denmore Filing No. 1) (District No. 2):** The Board of District No. 2 considered the Resolution for Exclusion of Real Property, and made the findings required by Section 32-1-402(1), C.R.S., as incorporated in the terms of the Resolution.

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Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter and, upon vote unanimously carried, the Board of District No. 2 adopted the Resolution for the Exclusion of Real Property.

**Petition for Exclusion of Real Property from Landsea Homes of Colorado, LLC (Denmore Filing No. 1) (District No. 2):** The President of District No. 2 opened the Public Hearing to consider and grant the Petition for Exclusion of Real Property from Landsea Homes of Colorado, LLC (Denmore Filing No. 1).

It was noted that publication of Notice stating that the Board of District No. 2 would consider the exclusion of the property 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.

*Resolution and Order for Exclusion of Property from Landsea Homes of Colorado, LLC (Denmore Filing No. 1) (District No. 2):* The Board of District No. 2 considered the Resolution for Exclusion of Real Property, and made the findings required by Section 32-1-402(1), C.R.S., as incorporated in the terms of the Resolution.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter and, upon vote unanimously carried, the Board of District No. 2 adopted the Resolution for the Exclusion of Real Property.

**FINANCIAL MATTERS**

**Claims:** The Board of District No. 2 reviewed the payment of claims.

Following discussion, upon motion duly made by Director Galasso, seconded by Director Ginter and, with Director Spehalski abstaining, the Board of District No. 2 approved the payment of Claims.

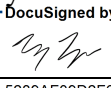
**OTHER BUSINESS**

Director Ginter discussed with the Board the Covenants, Conditions and Restrictions (“CC&Rs”).

**ADJOURNMENT**

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

Respectfully submitted,

By  \_\_\_\_\_  
DocuSigned by:  
5289AF00D2F64A7  
Secretary for the Meeting