

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF THE

AURORA CROSSROADS METROPOLITAN DISTRICT NOS. 1-
2 AND CROSSROADS EAST METROPOLITAN DISTRICT

Held: August 12, 2025, at 10:30 a.m. via Zoom.

ATTENDANCE

The meeting was held in accordance with the laws of the State of Colorado. The following directors were in attendance:

Mark Witkiewicz
Megan Waldschmidt
Paige Langley

Also present were: Justin Janca, Public Alliance LLC, District Manager, Kristin J. Bowers, Esq. and Audrey G. Johnson, Esq., WBA PC, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C, District Accountant.

**ADMINISTRATIVE
MATTERS**

Call to Order: The meeting was called to order at 10:37 a.m.

Declaration of Quorum and Confirmation of Director Qualifications: Ms. Bowers noted that a quorum for each of the Boards was present and that the directors had confirmed their qualification to serve.

Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest: Ms. Bowers advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Bowers reported that disclosures for those directors with 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 acknowledged by the Boards. Ms. Bowers noted that a quorum was present and 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. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda: Mr. Janca presented the Boards with the proposed agenda for the meeting. Following discussion, upon motion duly made by Director Witkiewicz and seconded by Director Langley, the Boards unanimously approved the agenda as presented.

PUBLIC COMMENT

None.

DIRECTOR MATTERS

Election of Officers: Following discussion, upon motion duly made by Director Langley and seconded by Director Witkiewicz, the Boards unanimously determined to keep the same slate of officers.

CONSENT AGENDA

The consent agenda items were presented to the Boards. Following discussion, upon motion duly made by Director Witkiewicz, and seconded by Director Waldschmidt, the Boards unanimously took the following actions:

- a. Approval of Minutes from April 9, 2025 Joint Special Meeting.
- b. Ratification of Invitation to Bid, Notice of Award, and Agreement with Landtech Contractors, LLC Aurora Crossroads Subdivision Filing No. 1 Landscape Project.
- c. Ratification of 2024 Annual Report.
- d. Ratification of Audit Exemption Application (Crossroads East).
- e. Ratification of Engagement Letter with Causey Public Finance, LLC for Financial Forecast Services (District No. 2).
- f. Ratification of Engagement Letter with King & Associates Inc. for Commercial & Residential Market Analysis Services (District No. 2).
- g. Ratification of Special Bond Fee Disclosure Letter with WBA, PC for Costs for Legal Services in Connection with Bonds (District No. 2).
- h. Ratification of Engagement Letter with Taft for Disclosure Counsel Services (District No. 2).
- i. Ratification of Irrigation Water Service Connection Fee Allocation Agreement with 23624 E. 14th Ave. (District No. 1).
- j. Ratification of Irrigation Water Service Connection Fee Allocation Agreement with 23841 E. 14th Ave. (District No. 1).
- k. Ratification of Irrigation Water Service Connection Fee Allocation Agreement with 1111 N. Gun Club Road (District No. 1).

- l. Ratification of Irrigation Water Service Connection Fee Allocation Agreement with 1136 N. Gun Club Road (District No. 1).
- m. Ratification of First Addendum to Independent Contractor Agreement with Martin/Martin, Inc. for Civil Engineering Professional Services (District No. 1).
- n. Ratification of claims (District No. 1).
- o. Ratification of Claims (CEMD).
- p. **ACMD2 Only:** Ratification of Subordinate Project Fund Requisitions:
Requisition No. - Amount
No. 42 \$115,483.53
No. 43 \$7,310.25
No. 44 \$364,023.29
No. 45 \$44,407.33
No. 46 \$26,436.82
No. 47 \$124,149.58
No. 48 \$320,491.10

LEGAL MATTERS

November 4, 2025 Elections: The Board discussed a ballot issue to waive the 5.25% property tax limit. Following discussion, the Boards affirmed the desire to hold an election on November 4, 2025 to consider such ballot issue.

Hearing on Inclusion of Property into District No. 2 (Chicken Loaf Property): **ACMD2:** The public hearing on inclusion of property was opened at 10:36 a.m., no public in attendance and the public hearings were closed at 10:37 a.m. It was noted that notice of the hearing was published in accordance with Colorado law and no comments were received prior to the hearing.

Resolution and Order for Inclusion of Property (Chicken Loaf Property): **ACMD2:** Consider Adoption of Resolution Order for Inclusion of Property (2.31 Acres).

Following discussion, upon a motion duly made by Director Witkiewicz, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board of District No. 2 adopted the Resolution and Order for Inclusion of Property (2.31 Acres).

CONSTRUCTION MATTERS

Gun Club Business Park Sanitary Sewer Project: Director Witkiewicz discussed the Gun Club Business Park Sanitary Sewer Project with the Boards. A sanitary sewer line will be constructed to run from E470 to South on Gun Club. The line will serve the Chicken Loaf and Aspen Business Park properties. It was noted that there is a need for a shared use agreement for servicing neighboring properties.

FINANCIAL MATTERS

Acceptance of Financial Statements (District Nos. 1 & 2): Ms. Wheeler reviewed the Financial Statements as of March 31, 2025 with the Board. Following review, upon motion duly made by Director Witkiewicz, and seconded by Director Langley and, upon vote carried, the Board approved the Financial Statements as of March 31, 2025.

Acceptance of Financial Statements (CEMD): Ms. Wheeler reviewed the Financial Statements as of March 31, 2025 with the Board. Following review, upon motion duly made by Director Witkiewicz, and seconded by Director Langley and, upon vote carried, the Board approved the Financial Statements as of March 31, 2025.

2024 Audit (District Nos. 1 & 2): Ms. Wheeler reviewed the 2024 draft Audit with the Board. Following discussion, upon motion duly made by Director Langley, seconded by Director Waldschmidt and, upon vote carried, the Board accepted the draft 2024 Audit, subject to final review by Legal Counsel and a clean opinion from the Auditor.

2025 Bonds:

Engagement Letter with Piper Sandler for Underwriter Services (District No. 2): Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote carried, the Board approved the Engagement Letter with Piper Sandler for Underwriter Services, subject to review of updated engagement letter.

OTHER BUSINESS

Next Regular Meeting: The next meeting is scheduled for November 10, 2025 at 10:30 a.m.

ADJOURNMENT

There being no further business to come before the Boards, upon motion, second and unanimous vote, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Signed by:

Megan Waldschmidt

Secretary for the Districts