

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7 (THE “DISTRICT”) HELD SEPTEMBER 29, 2025

A special meeting of the Board of Directors of the Prairie Center Metropolitan District No. 7 (referred to hereafter as the “Board”) was convened on Monday, September 29, 2025, at 6:00 p.m., in person at the Holiday Inn Express & Suites Denver NE – Brighton 2212 Medical Center Drive Brighton, CO 80601 and also accessible via video / telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michael Tamblyn, President
Ronald Johnson, Treasurer
David Burke, Assistant Secretary
Allen Greenfield, Assistant Secretary

Also, In Attendance Were:

Diana Garcia; Special District Management Services, Inc.

Kathy Kanda, Esq.; McGeady Becher Cortese Williams P.C.

Thuy Dam; CliftonLarsonAllen LLP

Pamela Brooks, Tom Gamache, Amanda Coffey, Will Brown, Judy Bennet, Shawna Karma, Ashley Wright, Melanie Stefani, Darrell Wells and various other District Residents attending in person or via Zoom/telephone

ADMINISTRATIVE MATTERS

Present Disclosures of Potential Conflict 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 Attorney Kanda that a disclosure of potential conflicts of interest was filed for Director Tamblyn with the Secretary of State, and no additional conflicts were disclosed at the meeting.

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

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motion duly made by Director Burke, seconded by Director Greenfield, and upon vote unanimously carried, the Board determined to conduct the meeting at the above-stated date, time and location, which is within 20 miles of the District, and also via video/telephone conference. 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.

Following discussion, upon motion duly made by Director Burke, seconded by Director Greenfield, and upon vote unanimously carried, the Board approved the Agenda.

Resignation and Appointment of Secretary to the Board: Following discussion, upon motion duly made by Director Tamblyn, seconded by Director Burke and, upon vote, unanimously carried, the Board acknowledged the resignation of Peggy Ripko as Secretary to the Board effective September 16, 2025, and appointed Diana Garcia as Secretary to the Board.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

The Board reviewed the Consent Agenda.

- Ratify Change Order No. 7 to Service Agreement for Landscape Maintenance of District Tracts – Village 1 between the District and Vargas Property Services, Inc., for weed mitigation services in the amount of \$2,316.23.
- Ratify Change Order No. 8 between the District and Vargas Property Services, Inc., for irrigation system repairs and backflow replacements in the amount of \$11,430.24.

Following review, upon motion duly made by Director Johnson, seconded by Director Tamblyn, and upon vote unanimously carried, the Board approved and/or ratified approval of, as appropriate, the items on the Consent Agenda.

OPERATIONS AND MAINTENANCE MATTERS

Change Order to the Service Agreement for Snow Removal between the District and Magnum Snow Removal, Inc.: The Board discussed authorizing preparation and execution of a Change Order to extend the Service Agreement for Snow Removal between the District and Magnum Snow Removal, Inc., through May 31, 2026.

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Following discussion, upon motion duly made by Director Burke, seconded by Director Tamblyn and, upon vote, unanimously carried, the Board authorized the preparation of a Change Order to the Service Agreement for Snow Removal between the District and Magnum Snow Removal, Inc., for snow removal services from November 1, 2025 through May 31, 2026.

Change Order No. 2 to the Service Agreement for Exterior Light Inspection between the District and Colorado Lighting, Inc. (d/b/a CLI Services): The Board reviewed Change Order No. 2 to the Service Agreement for Exterior Light Inspection between the District and CLI Services, for light inspection services from January 1, 2025 through December 31, 2026.

Following discussion, upon motion duly made by Director Greenfield, seconded by Director Burke and, upon vote, unanimously carried, the Board approved Change Order No. 2 to the Service Agreement for Exterior Light Inspection between the District and CLI Services, for light inspection services from January 1, 2025 through December 31, 2026, on a time and materials basis.

Hydroseeding: The Board deferred discussion.

Change Order No. 2 to the Service Agreement for Dog Station Services between the District and Poop 911: The Board reviewed Change Order No. 2 to the Service Agreement for Dog Station Services between the District and Poop 911, for increases in services and bag costs and the addition of auto-renewal of the Service Agreement.

Following discussion, upon motion duly made by Director Greenfield, seconded by Director Johnson and, upon vote, unanimously carried, the Board approved Change Order No. 2 to the Service Agreement for Dog Station Services between the District and Poop 911, for increases in services and bag costs and the addition of auto-renewal of the Service Agreement.

OTHER BUSINESS

Backflow Preventers: The Board discussed directing Vargas Property Services to remove backflow preventers for the winter to prevent damage and theft, and to paint the backflow preventers before reinstalling them in the spring.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By *Diana Garcia*

Secretary for the Meeting