

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD JULY 29, 2025**

A Special Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Tuesday, July 29, 2025, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Craig Weinberg
Victor Robert
David Blue
Michael Zinniker

Also Present:

AJ Beckman; Public Alliance, LLC

Mike Menke and Dave Lewis; Direct Discharge Consulting, LLC

Nickie Holder; NMHolder Financial, Inc.

Nick Marcotte; Element Engineering LLC

Brad Birkelo; Board Candidate

Melanie Clappisi, Roz Birkelo, Nikki Patrick, Judy Riley, and Dianna Meyers;
Residents

**ADMINISTRATIVE
MATTERS**

Disclosures of Potential Conflicts of Interest: Mr. Beckman advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the Agenda for the meeting, following which Directors Weinberg, Robert, Blue, and Zinniker confirmed that they have no conflicts of interest in connection with any of the matters listed on the Agenda.

Agenda: Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Blue, seconded by Director Weinberg and, upon vote, unanimously carried, the agenda was approved.

Meeting Location and Posting of Meeting Notices: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Blue, seconded by Director Weinberg, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted and that no objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries, have been received.

Vacancy on the Board: The Board considered the appointment of Brad Birkelo to the Board of Directors to fill the current vacancy. Mr. Beckman confirmed that Mr. Birkelo is a registered voter in the State of Colorado and is qualified to serve on the Board.

Following discussion, and upon motion duly made by Director Robert, seconded by Director Blue and, upon vote, unanimously carried, the Board appointed Brad Birkelo to the Board of Directors. The Oath of Office was administered.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes of July 10, 2025 Regular Meeting.
- Approval of payment of claims for the period ending June 30, 2025.
- Approval of unaudited financial statements and cash positions for the period ending June 30, 2025.

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Zinniker and, upon vote, unanimously carried, the Board approved the Consent Agenda.

LEGAL MATTERS

There were no legal matters.

FINANCIAL MATTERS

2024 Budget Amendment Hearing: The President opened the public hearing to consider the amendment of the 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of 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.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Blue, seconded by Director Robert and, upon vote, unanimously carried, the Board adopted Resolution to Amend the 2024 Budget and Appropriate Expenditures.

2024 Audit: Ms. Holder presented the 2024 Audit to the Board.

Following discussion, upon motion duly made by Director Weinberg, seconded by Director Robert and, upon vote, unanimously carried, the Board ratified approval of the 2024 Audit and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion by the auditor.

OPERATIONS & MAINTENANCE

Operator's Report: Mr. Menke presented the Operator's Report to the Board. He reported that a meeting is being scheduled with well contractors to obtain proposals for necessary well repairs, noting that the motors and pumps for three wells will require replacement. Mr. Menke also discussed the requirement to certify the backflow device at the guard shack. Following discussion, the Board directed Public Alliance LLC to proceed with certification of the backflow devices at a cost of \$95 per device. Director Zinniker inquired about the Asset Management maintenance schedule, and Mr. Menke stated that he is in the process of developing said schedule.

Engineer's Report: Mr. Marcotte reviewed the Engineer's Report with the Board.

PFAS Grant: Mr. Marcotte reported to the Board the PFAS Grant has been approved. He presented a proposal from Element Engineering for Engineering Services including design, permitting, bidding and funding procurement. Following discussion, the Board deferred consideration of the proposal to the August 20, 2025 regular meeting.

Manager's Report: Mr. Beckman reviewed the Manager's Report with the Board. Following discussion, the Board directed Mr. Beckman to arrange for regular trash removal services at the District's park.

Modify Scope of Wildfire Mitigation Efforts and Status of Grant Funding: The Board deferred discussion at this time.

Park Upgrades: Director Weinberg reported to the Board all planned park improvements have been completed. Following discussion, the Board directed Mr. Beckman to follow up with Alpine Homescapes to ensure as-built drawings are provided for the irrigation system, and to obtain winterization instructions.

RECORD OF PROCEEDINGS

Park Rules and Signage: The Board entered into discussion regarding the park rules and signage. Director Weinberg noted he has not yet had the opportunity to meet with Mr. Moncada at the Park to determine sizing and placement for the proposed signage. Director Weinberg suggested that Mr. Moncada coordinate with Director Blue and Ms. Patrick on this matter. Mr. Moncada confirmed that he would do so.

Phase II Conceptual Plan and Budget: Director Weinberg reviewed with the Board the Phase II Conceptual Plan and Budget. The Board recommended that updates related to Phase II be included in the preparation of the 2026 Budget.

HOMEOWNER ASSOCIATION (“HOA”) MATTERS OTHER BUSINESS

There were no HOA matters.

There was no other business.

ADJOURNMENT

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

Respectfully submitted,

By

—DocuSigned by:

AJ Beckman

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Secretary for the Meeting