

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD AUGUST 20, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, August 20, 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
Bradley Birkelo

Also Present:

AJ Beckman, Amy Hord, and Nick Moncada; Public Alliance, LLC

Mike Menke and Dave Lewis; Direct Discharge Consulting, LLC

Nickie Holder; NMHolder Financial, Inc.

Nick Marcotte; Element Engineering LLC

John Feldhauser; Iron Woman Construction and Environmental Services LLC

**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, Zinniker, and Birkelo 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 Regular Meeting.

Following discussion, upon a motion duly made and seconded, and upon vote unanimously carried, the Board approved the agenda as amended to move the Operator's Report to the top of the agenda and to include discussion of the Emergency Sewer System Repair.

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 and seconded, 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.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes of July 29, 2025 Regular Meeting.
- Approval of payment of claims for the period ending July 31, 2025.
- Approval of unaudited financial statements and cash positions for the period ending July 31, 2025.

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

EMERGENCY SEWER SYSTEM REPAIR

Mr. Menke advised the board of emergency repairs needed at the sanitary sewer lift station. The Board discussed the emergency nature of the repair and the cost of temporary wastewater hauling while the lift station is out of service versus the time and subsequent cost of delaying immediate action to obtain additional bids. Mr. Feldhauser joined the meeting via telephone to discuss the logistics and anticipated timeline to execute the repairs. The Board directed Public Alliance to obtain a more detailed bid clarifying rates and quantities. and request assurance regarding the proposed work. Following the conclusion of this portion of the meeting Mr. Feldhauser departed.

Following discussion, upon motion duly made by Director Weinberg, seconded by Director Robert, and upon vote, the Board approved the engagement of QP Services, LLC in the amount of \$104,960 and authorized Mr. Menke to proceed with the replacement of the check valves serving the lift station. Director Zinniker abstained; the motion passed.

FINANCIAL MATTERS

Budget Committee: Directors Robert and Birkelo volunteered to work with Ms. Holder and Mr. Beckman to prepare the 2026 draft budget. Following discussion, upon motion duly made by Director Weinberg, seconded by Director Robert, and upon vote, the 2026 Budget Committee consisting of Directors Robert and Birkelo

RECORD OF PROCEEDINGS

and Ms. Holder and Mr. Beckman was approved.

OPERATIONS AND MAINTENANCE MATTERS

Operator's Report: Mr. Menke reviewed his report with the board. He reported that one of the condominium units was not receiving water service and efforts to troubleshoot the issue by Mr. Menke and a professional plumber engaged by the resident have been unsuccessful. Mr. Menke reported that the issue may be a malfunctioning curb stop. The Board directed Mr. Beckman to communicate the District's Rules and Regulations to the resident as they relate to maintenance responsibility for curb stops and private water lines, and to coordinate a scheduled outage to test and, if necessary, repair or replace the curb stop.

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

Proposal for Professional Engineering Services; Water Treatment Plant Design, Permitting, CMAR Bidding and Funding Services. The Board reviewed the proposal from Element Engineering for services to be paid for with PFAS Grant Funds. Director Weinberg inquired regarding the excluded lab testing costs noted in the proposal. Mr. Marcotte advised the Board that laboratory testing costs are expected to be under \$1,000. Following discussion, upon motion duly made by Director Birkelo, seconded by Director Blue, and upon vote unanimously carried, the Board approved the proposal.

Manager's Report: The Board discussed the scope of wildfire mitigation and the challenges in determining the appropriate extent of work. The Board further discussed the potential relinquishment of grant funds in order to allow the Genessee Foundation to utilize the finding in a nearby area. Following discussion, the Board directed Mr. Beckman to inquire with Genessee regarding applying such funds to wildfire mitigation work on Genessee property located behind the homes located along Summerwood Drive.

Signage Layout: The Board reviewed and discussed the proposed signage layout. Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board approved the signage layout as presented.

Park Trash Service Frequency and Handyman Contract: The Board established a service frequency of weekly during the summer months and once per month during the winter months. The Board directed Public Alliance to obtain a fully executed contract consistent with these terms.

Jetting Schedule: Mr. Beckman reported that sewer jetting is scheduled to occur within the next couple of weeks. No Board action was taken.

Park Maintenance: Director Robert reported on an email from Nikki Patrick regarding flowers at the park and the stocking of dog-waste bag dispensers.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made and seconded, and upon vote unanimously carried, the Board authorized an expenditure of \$30 per month for dog-waste bags and directed the District's handyman to restock the dispensers as needed. No further action was taken regarding flowers.

**HOMEOWNER
ASSOCIATION
("HOA") MATTERS**

There were no HOA matters.

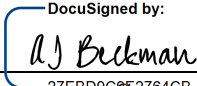
OTHER BUSINESS

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 Blue and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By  _____
27EBD9C0E2764CB Secretary for the Meeting