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NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
Craig Weinberg	Chairperson	2029/May 2029
Victor Robert	Treasurer	2029/May 2029
David Blue	Assistant Secretary	2027/May 2027
Michael Zinniker	Assistant Secretary	2027/May 2027
Bradley Birkelo	Director	2029/May 2029
AJ Beckman	District Manager/Secretary	

DATE: October 22, 2025 (Wednesday)

TIME: 5:30 P.M.

PLACE: **Zoom Meeting:**

<https://zoom.us/j/4496175182>

Meeting ID: 449 617 5182

Participant Code: press #

Dial In: 1 (719) 359-4580

One tap mobile: +17193594580,,4496175182#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

II. PUBLIC COMMENT

A. _____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve Minutes of September 24, 2025 Regular Meeting (enclosure).
 - Approve of payment of claims (to be distributed).
 - Approve unaudited financial statements and cash positions (to be distributed).
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IV. LEGAL MATTERS

- A. Discuss request by property owner to waive charges for curb stop repairs.
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V. FINANCIAL MATTERS

- A. Status of Draft Budget.
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VI. OPERATIONS AND MAINTENANCE MATTERS

- A. Operator's Report (to be distributed).
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- B. Engineer's Report (to be distributed).
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- C. Manager's Report (enclosure).
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- D. Discuss contracts expiring at the end of 2025:

1. Colorado Pond and Lake. LLC
 2. Doyle Construction for construction services.
 3. DRC Construction Services, Inc. for video, jetting and other construction services.
 4. RESPEC for Water Engineering Services.
 5. Jim Noble, Inc. for Construction, Maintenance and Snow Removal.
 6. Element Engineering LLC for District Engineering Services.
 7. Sabels Landscaping.
 8. NM Holder for Accounting Services.
 9. Public Alliance, LLC for District Management Services
-

VII. HOA MATTERS

- A. _____

VIII. OTHER BUSINESS

- A. _____

IX. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD AT 5:30 P.M. ON WEDNESDAY, NOVEMBER 19, 2025 VIA ZOOM ~ BUDGET HEARING.**

Items for Future Discussion:

- Pond 4 Leak Sealant
- Pond 6 Liner Damage
- Fire Evacuation Plan

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD SEPTEMBER 24, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, September 24, 2025, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Victor Robert
David Blue
Michael Zinniker
Bradley Birkelo

Following discussion, upon motion made by Director Blue, seconded by Director Birkelo and, upon vote, unanimously carried, the absence of Director Weinberg was excused and Director was appointed as acting President.

Also Present:

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

Mike Menke; Direct Discharge Consulting, LLC

Nickie Holder; NMHolder Financial, Inc.

Nikki Patrick; Resident

**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 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 by Director Robert and seconded by Director Birkelo, 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.

RECORD OF PROCEEDINGS

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.

Following discussion, upon motion duly made and seconded by Director Robert and seconded by Director Birkelo, 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 August 20, 2025 Regular Meeting.
- Approval of payment of claims for the period ending August 30, 2025.
- Approval of unaudited financial statements and cash positions for the period ending August 30, 2025.
- Ratification of Purchase Order No. 2025-08 from Element Engineering LLC for Professional Engineering Services, in an amount not to exceed \$330,000.
- Ratification of Service Agreement between the District and Colorado Greenscapes for general labor.

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

LEGAL MATTERS

There were no legal matters at this time.

FINANCIAL MATTERS

Draft Budget: The Board entered into discussion regarding the status of the Draft Budget. It was noted that the Budget Committee will meet on October 9, 2025, at 5:30 p.m.

Pay Application No. 3 Submitted by Alpine HomeScapes LLC: The Board entered into discussion regarding Payment Application No. 3 submitted by Alpine HomeScapes LLC.

RECORD OF PROCEEDINGS

Following discussion, upon motion, duly made by Director Blue, seconded by Director Birkelo and, upon vote, unanimously carried, the Board approved Pay App No. 3 to Alpine HomeScapes LLC, in the amount of \$20,905.95.

OPERATIONS AND MAINTENANCE MATTERS

Operator's Report: Mr. Menke presented the Operator's Report to the Board. He reported that a condominium owner requested verification of the condition of the curb stop serving his condominium unit. Upon excavation and testing, it was determined that the curb stop was functioning properly. The cost of exposing and testing the curb stop was billed to the owner, consistent with board direction and discussions with the homeowner prior to the commencement of the work.

Proposal from Falcon Environmental Corp. for Lift Station Motor Replacement: The Board reviewed a proposal from Falcon Environmental Corp. for lift station motor replacement.

Following discussion, upon motion, duly made by Director Birkelo, seconded by Director Robert and, upon vote, unanimously carried, the Board approved the proposal from Falcon Environmental Corp. for lift station motor replacement, in the amount of \$8,490.

Direct Discharge will provide a proposal to repair the previously used pump and motor assembly to keep on hand as a backup.

Annual Sewer Cleaning: Direct Discharge is coordinating with DRC Construction Services, Inc. to obtain a proposal to jet one-third of the sewer system in 2025.

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

Manager's Report: Mr. Beckman reviewed his report with the Board.

Wildfire Mitigation: Mr. Beckman provided an update to the Board regarding wildfire mitigation efforts. He noted that the Access Agreement with the Genesee Foundation is currently out for execution.

Lift Station Emergency Repairs: Mr. Beckman reviewed the lift station emergency repair project with the Board and reported that the project was completed slightly under budget.

Park Upgrade Project: Mr. Beckman reported that the park improvement plantings experienced stress due to irrigation issues; however, all plantings remain under warranty. He further noted that Public Alliance LLC is familiar

RECORD OF PROCEEDINGS

with the winterization process for the new irrigation in the park.

**HOMEOWNERS
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 Blue, seconded by Director Robert and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

District Manager's Report

October 17, 2025

General

Agreements

The access agreement with Genessee Foundation is now fully executed.

Invoices/ACH/Autopay Payments

Invoices were reviewed and approved on October 15, 2025

2026 Budget Update

AJ Beckman, Amy Hord, Nick Moncada, Nickie Holder and Director Robert met on 10.15.2025 to review the 2026 budget. Mr. Beckman subsequently reviewed 2026 water and wastewater projects with Mr. Menke

Website

In order to make the website ADA compliant, the current website will need to be completely rebuilt. The current provider, PBS, Inc. is unable to make the site ADA compliant. Public Alliance is researching options. The board previously authorized \$1,500 toward this effort.

Community Correspondence

None

HOA Matters

No update

Water

Water Treatment Facility

Nothing new to report

Wells

Direct Discharge is working on proposals to replace pumps in three nonfunctional wells

Smart Meter Tracking

There are only a few residents remaining that need their meters replaced. Efforts continue to coordinate the work are continuing. Amy Hord is working with Mike Manke on this project.

Curb Stops

In October the District's consultants worked with a resident selling his property, to determine why there was no water to the home. The property owner engaged a plumber to inspect the service line and associated shut off valves. The plumber and the District's consultants were unable to locate the source of the blockage in the owner's service line. This was discussed at the September Board meeting and direction was given for Management to offer to excavate the curb stop to check to see if it was the source of the blockage. If the curb stop was the problem the District would pay for the work to replace it. If not, the owner would be charged for the work. This arrangement was discussed with the property owner on

several occasions; at least twice prior to the excavation and again following the completion of the work. The property owner was pressuring management to expedite the work as he had a pending sale and needed the work done. The excavation and testing verified that the curb stop was not the problem, and the property owner subsequently found the problem to be a shut off valve near the water meter. The owner was presented with the excavation invoice of \$3,700 and has since refused to pay, claiming the price of the work was not disclosed to him in writing prior to the work and he did not agree to an experiment. This matter is under dispute and will be discussed further at the board meeting. We received a demand letter from the now former owner, to remove the charges from his account. We are working with the District's attorney on a response.

Wastewater Treatment Facility

Annual Sewer Main Jetting: Mr. Moncada is working with Mr. Menke and DRC Consulting to confirm the scope of work for 2025 and schedule the work.

Roads

2025 Maintenance: All Crack Seal Repairs Have been completed for 2025.

Facilities

General Labor Services:

Colorado Greenspaces is emptying the park trash twice a week. As of November 1, 2025, trash pickups will go down to once a week.

Geographic Information System (GIS)

Mr. Moncada is working on a proposal for board consideration

Park Irrigation System:

Sabell's Landscaping and Alpine Homescapes completed all irrigation winterizations week of 10.9.2025

Gates

Nothing new to report

Guard House and Restrooms

Water service to the guard house was turned off earlier this year. The park restrooms will be winterized the week of October 20th.

Park Upgrades

Signs have been ordered for the park and poles for signs are being researched.

Wildfire Mitigation

Mitigation efforts are on hold for the time being. The access agreement with the Genessee Foundation for the open space near Summerwood Drive is now fully executed.