

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: February 10, 2026, 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 10:32 a.m.

Declaration of Quorum and Confirmation of Director Qualifications: Mr. Janca noted that a quorum for each of the Boards was present and that the directors had confirmed their qualifications 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 and seconded, the Boards unanimously approved the agenda as presented.

PUBLIC COMMENT None.

DIRECTOR MATTERS None.

CONSENT AGENDA The consent agenda items were presented to the Boards. Mr. Janca advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Following discussion, upon motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, or adopted, as applicable.

- a. Approval of Minutes from November 19, 2025 Joint Special Meeting.
- b. Ratification of Payment of Claims as of February 10, 2026 (District Nos. 1 & 2).
- c. Ratification of Payment of Claims as of February 10, 2026 (CEMD).
- d. Approval Resolution Designating Meeting Notice Posting Location.
- e. Ratification of Ballard Spahr Engagement Letter (CEMD).
- f. Ratification of External Municipal Advisory Agreement with Crews & Associates (District No. 2).
- g. Ratification of Invitation to Bid for the Gun Club Business Park Offsite Sanitary Project and Approval of Notice of Award to Iron Woman Construction & Environmental Services, LLC (District No. 2).
- h. Ratification of Notice to Electors - § 32-1-809, C.R.S.
- i. Ratification of Notice to Proceed to Landtech Contractors, LLC Landscape Project (District No. 1).
- j. Ratification of Change Order No. 2 (Landtech Contractors, LLC) Landscape Project (District No. 1).
- k. Approval of Engagement Letter with WIPLI for 2025 Audit (District Nos. 1 and 2).
- l. Approval of Independent Contractor Agreement with Public Alliance for District Management Services (District No. 2).

FINANCIAL MATTERS None.

LEGAL MATTERS

Assignments of Agreements, Easements, and Projects from District No. 1 to District No. 2: Ms. Bowers summarized the items to assign and/or convey from District No. 1 to District No. 2 pursuant to the Amended and Restated District Coordinating Services Agreement. Ms. Wheeler noted that no developer advances are outstanding under the Funding and Reimbursement Agreement with District No. 2 and the developer and agreed with the recommendation to terminate. The Boards of District Nos. 1 and 2 instructed legal counsel to proceed with drafting the necessary documents to implement District No. 2 serving as the Coordinating District on behalf of the Districts .

Grading and Sanitary Sewer Access and Cost Sharing Agreement with Arista Investors Colorado, LLC (District No. 2): Ms. Bowers reviewed the proposed agreement with the Board of District No. 2.

Following discussion, upon motion duly made and seconded, the Board of District No. 2 approved the Grading and Sanitary Sewer Access and Cost Sharing Agreement with Arista Investors Colorado, LLC (District No. 2), subject to final review by Director Witkiewicz and legal counsel.

Grading and Sanitary Sewer Access and Cost Sharing Agreement with Arcadia Holdings at 470, LLC (District No. 2): Ms. Bowers reviewed the proposed agreement with the Board of District No. 2.

Following discussion, upon motion duly made and seconded, the Board of District No. 2 approved the Grading and Sanitary Sewer Access and Cost Sharing Agreement with Arcadia Holdings at 470, LLC (District No. 2), subject to final comments from legal counsel and Director Witkiewicz.

MANAGEMENT MATTERS

Statutory Filings: Mr. Janca reported that the Budget Amendment Resolution, Mill Levy Certification, Boundary Maps, Final 2026 Budget Resolutions, and Transparency Notices have been filed before the respective statutory deadlines.

Anticipated Dedication Schedule: Mr. Janca reported that the LandTech contract includes a one-year warranty on the landscaping installation, but no maintenance is included in agreement. Mr. Janca will contact SilverBluff regarding add-on to service contract as needed.

Website Audit: Mr. Janca reported that the broken links, outdated information, and most current documents have been fixed and uploaded.

**CONSTRUCTION
MATTERS**

Landscape Project (District No. 1): Mr. Janca noted that he will confirm that 90% of the landscape project is completed with Silverbluff Companies.

Offsite Sanitary Sewer – Crippen: Director Witkiewicz reported that the Offsite Sanitary Sewer – Crippen project was awarded to Iron Woman Construction & Environmental Services and noted that Phase 1 will commencing pending permit approvals. Director Witkiewicz noted Phase 2 will required additional easements through adjacent property.

Gun Club Road Offsite Sanitary Sewer (District No. 2): Director Witkiewicz reported that start of the project is pending.

OTHER BUSINESS

Next Regular Meeting: The next meeting is scheduled for May 12, 2026 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

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Secretary for the Districts