

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CANYON PINES METROPOLITAN DISTRICT HELD SEPTEMBER 24, 2025

A regular meeting of the Board of Directors of the Canyon Pines Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, the 24th day of September, 2025 at 10:00 a.m. This District Board meeting was held via Zoom. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Chad Ellington, President  
Robert Laudick, Treasurer  
Nathan Laudick, Secretary  
Leigh Lutz, Assistant Secretary

The following director was absent (absence excused):

Eric Pearson, Assistant Secretary

Following discussion, upon motion duly made by Director Nathan Laudick, seconded by Director Lutz and, upon vote, unanimously carried, the absence of Director Eric Pearson was excused.

#### Also In Attendance Were:

AJ Beckman; Public Alliance, LLC.

Jennifer Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Cody Conry; Independent District Engineering Services, LLC

Joy Tatton; Tatton & Company

#### PUBLIC COMMENTS

There were no public comments.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors

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### INTEREST

and to the Secretary of State. Mr. Beckman noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting in accordance with the statute. Ms. Ivey noted that all Directors' Disclosure Statements had been filed with the Secretary of State at least seventy-two hours prior to the meeting. No additional conflicts were disclosed at the meeting. Additionally, Ms. Ivey noted that, pursuant to §§ 24-18-109(3)(b) and 24-18-110, C.R.S., the Directors had complied with the voluntary disclosure requirements related to their conflicts of interest and that participation of the Directors in the vote on various matters is necessary to enable the Board of Directors to act.

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### ADMINISTRATIVE MATTERS

**Agenda:** Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Regular Meeting. Mr. Beckman confirmed that the meeting notices with the location of the meeting and agenda items were posted in accordance with the law.

Following discussion, upon motion duly made by Director Nathan Laudick, seconded by Director Lutz and, upon vote, unanimously carried, the agenda was approved, as presented.

**Minutes:** The Board reviewed the minutes of the August 27, 2025 Regular Meeting.

Following discussion, upon motion duly made by Director Nathan Laudick, seconded by Director Lutz and, upon vote, unanimously carried, the minutes of the August 27, 2025 Regular Meeting were approved, as presented.

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### FINANCIAL MATTERS

**Claims:** Ms. Tatton reviewed with the Board the payment of claims for the period ending September 24, 2025, in the amount of \$58,293.85.

Following discussion, upon motion duly made by Director Nathan Laudick, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the payment of claims, as presented.

**Expense Tracking Report and District Expenditures Verification:** Mr. Conry reviewed the Expense Tracking Report and District Expenditures Verification for September 2025 with the Board.

Following discussion, upon motion duly made by Director Nathan Laudick, seconded by Director Robert Laudick and, upon vote, unanimously carried, the

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Board approved the Expense Tracking Report and District Expenditures Verification for September 2025, as presented.

**Requisition No. 10 (under the Series 2024 Bonds) authorizing payment to Canyon Pines Metropolitan District:** Following discussion, upon motion duly made by Director Nathan Laudick, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved Requisition No. 10 (under the Series 2024 Bonds) authorizing payment to Canyon Pines Metropolitan District.

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**LEGAL MATTERS**

None.

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**CONSTRUCTION MATTERS**

**Construction Status Report:** Mr. Conry reviewed the Construction Status Report with the Board. He noted landscape improvements are expected to be initially accepted at the next meeting.

Director Ellington noted that a stop sign and other signs have been damaged recently due to construction activity. He requested Mr. Conroy follow up with the contractor working in the areas where the damage occurred.

**Contracts, Task Orders, Work Orders and Change Orders:** Mr. Conry reviewed the following Agreements, Contracts, Task Orders, Work Orders and Change Orders:

*Change Order No. 21 to the Contract between the District and Rocky Mountain Custom Landscape, to add additional boulder and t-post installation; trail modification per Norris Design direction:* Following discussion, upon motion duly made by Director Nathan Laudick, seconded by Director Ellington and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 21 to the Contract between the District and Rocky Mountain Custom Landscape, to add additional boulder and t-post installation; trail modification per Norris Design direction.

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**MANAGEMENT MATTERS**

Mr. Beckman advised the board the updates to the District’s insurance coverage to add recently accepted drainage improvements is in process.

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**OTHER BUSINESS**

None.

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### ADJOURNMENT

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

Respectfully submitted,

By  \_\_\_\_\_  
Secretary for the Meeting