

**MINUTES OF A SPECIAL JOINT MEETING OF
THE BOARDS OF DIRECTORS OF THE
GOLD HILL NORTH METROPOLITAN DISTRICT NOS. 1 AND 2 AND
GOLD HILL NORTH BUSINESS IMPROVEMENT DISTRICT**

**HELD JULY 13, 2026 AT 10:00 A.M.
VIA TELECONFERENCE**

The special joint meeting of the Boards of Directors of Gold Hill North Metropolitan District Nos. 1 and 2 (the “Metro Districts”) and Gold Hill North Business Improvement District (the “BID”) (together, the “Boards”) was called and held in accordance with the applicable laws of the State of Colorado.

Attendance

The following Directors, having confirmed their qualifications to serve, were in attendance:

Stephanie Edwards, President
Luanne Ducett, Treasurer
John Olson, Secretary
Barry Brinton, Assistant Secretary

Also present: Blair M. Dickhoner, Esq., and Erin K. Stutz, WBA, PC, Attorneys at Law, District General Counsel; Seef Le Roux and Dylan Kirk, CliftonLarsonAllen, LLP, District Accountants; and Monte McKeehan, Gold Hill Development LLC.

Call to Order/Declaration of Quorum

Ms. Stutz noted that a quorum of each Board was present, and called the meeting to order at 10:02 a.m.

Conflict of Interest Disclosures

Ms. Stutz advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Stutz reported that disclosures for those directors that provided WBA Local Government Law with notice of 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. Stutz 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. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Confirmation of Posting of Meeting Notice

Ms. Stutz confirmed the meeting notice was posted as required by law.

Approval of Agenda

Ms. Stutz presented the Boards with the agenda for the meeting for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as amended.

Public Comment

None.

Approval of Minutes from May 26, 2026 Joint Special Meeting

Ms. Stutz presented the Minutes from the May 26, 2026 Joint Special Meeting to the Boards for consideration. Following review, upon a motion duly made and seconded, the Boards unanimously approved the minutes as presented.

Legal Matters

Approve Retaining Wall Easement

Mr. McKeehan provided the Boards with an update regarding the Retaining Wall Easement. Following discussion and upon motion duly made, seconded, and unanimously carried, the Boards approved the Retaining Wall Easement, subject to final legal review.

Financial Matters

Review Requisition Nos. 4-5 Disbursement Memorandum (BID)

Mr. Le Roux presented the Requisition Nos. 4-5 Disbursement Memorandum to the Board of the BID for review.

Approve Claims Paid and Accept Cash Position (BID)

Mr. Le Roux presented the Claims Paid and Cash Position Report to the Board of the BID for consideration. Following review, upon a motion duly made and seconded, the Board ratified the claims paid and accepted the cash position, as presented.

Management Matters

Discuss Landscape Maintenance and Snow Removal

Mr. McKeehan provided the Boards with an update regarding landscape maintenance and snow removal. Mr. McKeehan indicated that the BID may wish to take over snow removal and landscaping responsibilities. Ms. Edwards agreed to obtain proposals from Robertsons and Wiesburg for these services for consideration at the next meeting.

Discuss District Management Proposals from Public Alliance LLC, CliftonLarsonAllen, and Wisdom Management

Mr. McKeehan provided the Boards with an update regarding the district management proposals received from Public Alliance LLC, CliftonLarsonAllen, and Wisdom Management. Following discussion and upon motion duly made, seconded, and unanimously carried, the Boards approved Public Alliance LLC's proposal to serve as the Districts' manager.

Discuss Parking Rules and Regulations (BID)

Mr. McKeehan provided the Boards with an update regarding the Mill Creek Project. The matter was deferred pending resolution that project, which remains on hold.

Other Business

Mr. Olson proposed that the District pay for a hummingbird sculpture, in the amount of \$2,300.00 installed on Tract G. The Boards discussed the proposal.

Mr. Olson noted that the District will need pet waste stations near Villa De Mesa and at 21st Street and Keystone Crest. Ms. Edwards agreed to request a proposal from Robertsons for the installation and maintenance of two pet waste stations.

Ms. Edwards requested a discussion regarding alcohol use in District spaces be included on the next agenda.

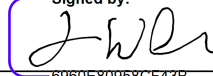
The Board generally discussed preparation of an operations and maintenance map.

The Boards noted that the next regular meeting is scheduled for August 18, 2026.

Adjourn

There being no further business to come before the Boards and following discussion and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting at 10:55 a.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Signed by: 

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Secretary for the Meeting

Approved September 2, 2026.