

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
SPRING VALLEY METROPOLITAN DISTRICT NO. 1
AND THE BOARD OF DIRECTORS OF THE
SPRING VALLEY METROPOLITAN DISTRICT NO. 1
WATER AND SEWER ACTIVITY ENTERPRISE
HELD JANUARY 16, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Spring Valley Metropolitan District No. 1 (the “District”) and the Board of Directors of the Spring Valley Metropolitan District No. 1 Water and Sewer Activity Enterprise (the “Enterprise,” and collectively with the District Board, the “Board”), was convened on Thursday, January 16, 2025, at 4:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

James E. Marshall
Shelley Marshall
Holly D. Robinson
Leigh Lutz

Also Present:

AJ Beckman; Public Alliance, LLC

Suzanne Meintzer, Esq. and Eric Trout, Esq.; McGeady Becher Cortese Williams P.C.

Eric Weaver and James Shultz; Marchetti & Weaver, LLC

Wayne Ramey, Mike Murphy and Dan Wolf; Ramey Environmental Compliance, Inc.

CJ Kirst; Tahoe Consulting, LLC

Amie Drucker, Rick Key, Cyrena Finnegan and Wesley Morgan; Members of the Public

**PUBLIC
COMMENTS**

There were no public comments.

**ADMINISTRATIVE
MATTERS**

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 and to the Secretary of State. Mr. Beckman noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and

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incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Meintzer noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

Agenda: Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Robinson, seconded by Director J. Marshall and, upon vote, unanimously carried, the agenda was approved.

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 by Director Robinson, seconded by Director J. Marshall and, 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.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Robinson, seconded by Director J. Marshall, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://springvalleymd1-4.colorado.gov> or if posting on the website is unavailable, notice will be posted on the water tank site, 4200 County Road 174, Elizabeth, Colorado 80107.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the December 19, 2024 Regular Meeting.

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

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FINANCIAL MATTERS

Claims: Mr. Weaver reviewed with the Board the payment of claims as follows:

Fund	Period ending January 16, 2025
General	\$ 3,175.91
Operation	\$ 78,210.86
Road Fund	\$ -0-
Utility Capital	\$ -0-
Capital	\$ 266,344.51
Total Claims	\$ 347,731.28

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Cost Verification Report No. 60: The Board reviewed Cost Verification Report No. 60 dated January 9, 2025, prepared by Schedio Group LLC, verifying costs associated with the design and construction of public improvements in the amount of \$228,612.50.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved Cost Verification Report No. 60 dated January 9, 2025, prepared by Schedio Group LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$228,612.50. The Board further acknowledged Spring Valley Metropolitan District No. 6 Requisition No. 30 under the Series 2021(3) Bonds in the amount of \$228,612.50.

LEGAL MATTERS

Water Service Agreement between the District and 3900 CR 174 LLC: Attorney Meintzer reported to the Board that the Agreement will not be ready for approval until the water meter is installed and providing data.

Initial Acceptance of Spring Valley Ranch Filing 5 (Planning Area M) Phase Two Improvements: The Board reviewed the Initial Acceptance of Spring Valley Ranch Filing 5 (Planning Area M) Phase Two Improvements.

Following discussion and review, upon a motion duly made by Director Robinson, seconded by Director Lutz and, upon vote unanimously carried, the Board approved the Initial Acceptance of Spring Valley Ranch Filing 5 (Planning Area M) Phase Two Improvements.

Easement and Operations and Maintenance Agreement by and between Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 4, and Spring Valley Ranch West Homeowners Association, Inc.:

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Attorney Meintzer provided a summary of the Agreement. The Board deferred action.

CAPITAL IMPROVEMENT MATTERS

Report from Construction Committee: Mr. Kirst provided an update on the status of construction projects. He noted that the new water tank is nearing completion as is the wastewater reuse pond

OPERATIONS & MAINTENANCE

Monthly Activities Report for December 2024: Mr. Murphy reviewed with the Board the Ramey Environmental Compliance monthly activities report for December 2024.

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

Service Agreement for Roofing Services between the District and Colorado Superior Roofing & Construction, Inc.: Mr. Beckman advised the Board that the scope of work includes replacement of the existing roofing for the water treatment and water filtration buildings with metal roofing. Bids from three separate contractors were reviewed by Director J. Marshall and the consulting team at the monthly operations meeting. Colorado Superior Roofing & Construction, Inc. was the low bidder, in the amount of \$37,320.00.

Following discussion and review, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board approved the Service Agreement for Roofing Services between the District and Colorado Superior Roofing & Construction, Inc.

Change Order No. 9 to the Service Agreement between the District and MTech Mechanical Technologies Group, Inc. to Troubleshoot the Aerovent Makeup Air Unit: The Board reviewed Change Order No. 9 to the Service Agreement between the District and MTech Mechanical Technologies Group, Inc. to troubleshoot the Aerovent Makeup Air Unit.

Following discussion and review, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board approved Change Order No. 9 to the Service Agreement between the District and MTech Mechanical Technologies Group, Inc. to troubleshoot the Aerovent Makeup Air Unit, in the amount of \$1,242.00.

OTHER BUSINESS

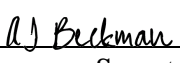
There was no other business.

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ADJOURNMENT

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

Respectfully submitted,

By  _____
27EBD9C9-5774-40B8-9000-000000000000 Secretary for the Meeting