

**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 FEBRUARY 20, 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, February 20, 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
Leigh Lutz

Also Present:

AJ Beckman; Public Alliance, LLC

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

Eric Weaver and James Shultz; Marchetti & Weaver, LLC

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

Kim Herman; DR Horton

Wesley Morgan; Member 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 incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Meintzer

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noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

Agenda/Director Absence: 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 J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the agenda was approved, and the absence of Director Holly Robinson was excused.

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 J. Marshall, seconded by Director Lutz 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.

CONSENT AGENDA

The Board considered the following actions:

- Approval of the Minutes of January 16, 2025 Regular Meeting.
- Ratification of Task Order No. 2025-01-01 with Ramey Environmental Compliance, Inc. to replace isolation valve and remove the pump for additional troubleshooting, in the amount of \$3,816.76.
- Ratification of Task Order No. 2025-02-01 with Ramey Environmental Compliance, Inc. for maintenance of Lift Station #1 backup motor, in the amount of \$1,825.
- Ratification of Task Order No. 2025-02-02 with Ramey Environmental Compliance, Inc. for preventative maintenance of Submersible Return Pumps "A" and "B", in the amount of \$2,075.
- Ratification of Task Order No. 2025-02-03 with Ramey Environmental Compliance, Inc. for preventative maintenance of WWTP - Vulcan Gearbox, in the amount of \$1,550.
- Ratification of Task Order No. 2025-02-04 with Ramey Environmental Compliance, Inc. for annual assessment and maintenance of Permeate Pumps A, B, & C, in the amount of \$1,950.

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- Ratification of Task Order No. 2025-02-05 with Ramey Environmental Compliance, Inc. for annual assessment and maintenance of Lift Station #1 Pumps, in the amount of \$1,750.
 - Ratification of Task Order No. 2025-02-06 with Ramey Environmental Compliance, Inc. for annual assessment and maintenance of Lift Station #2 Pumps, in the amount of \$1,750.
 - Ratification of Task Order No. 2025-02-07 with Ramey Environmental Compliance, Inc. for maintenance of Lift Station #2 backup motor, in the amount of \$1,825.
 - Ratification of Task Order No. 3 with Sun Valley Contractors LLC for the WWTP Blower Replacement Project

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

FINANCIAL MATTERS

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

Fund	Period ending February 20, 2025
General	\$ 136,901.02
Operation	\$ -0-
Road Fund	\$ -0-
Utility Capital	\$ -0-
Capital	\$ -0-
Total Claims	\$ 136,901.02

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

Cost Verification Report No. 61: The Board reviewed Cost Verification Report No. 61 dated February 14, 2025, prepared by Schedio Group LLC, verifying costs associated with the design and construction of public improvements in the amount of \$43,632.37.

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. 61 dated February 14, 2025, prepared by Schedio Group LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$43,632.37. The Board further acknowledged Spring Valley Metropolitan District No. 6 Requisition No. 31 under the Series 2021(3) Bonds in the amount of \$43,632.37.

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Unaudited Financial Statements and Schedule of Cash Position: Mr. Weaver reviewed with the Board the unaudited financial statements, dated December 31, 2024, and the schedule of cash position, dated December 31, 2024.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated December 31, 2024, and the schedule of cash position, dated December 31, 2024.

LEGAL MATTERS

Water Service Agreement between the District and 3900 CR 174 LLC: Attorney Meintzer reported to the Board that the District will need to wait until the irrigation season begins before water usage information can be obtained. Mr. Ramey noted he expects the meter to be installed in the next three weeks.

Easement and Operations and Maintenance Agreement The Board reviewed the 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. (the “Easement and Operations and Maintenance Agreement”). Ms. Herman requested clarification on the areas within the District that will be maintained by the District. Ms. Herman offered to provide a map detailing her understanding of the areas to be maintained by the Spring Valley West Homeowners Association 4 to assist with finalizing the Agreement.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the Easement and Operations and Maintenance Agreement, subject to revisions discussed at the meeting.

Service Agreement for Well Maintenance Services between the District and Hydro Resources – Rocky Mountain, Inc.: The Board reviewed the Service Agreement for Well Maintenance Services between the District and Hydro Resources – Rocky Mountain, Inc.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the Service Agreement for Well Maintenance Services between the District and Hydro Resources – Rocky Mountain, Inc., subject to confirmation of scope of services and pricing. It was noted Mr. Ramey will confirm scope of services and pricing.

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Amended and Restated Intergovernmental Agreement Regarding Assignment of Revenues by and between Spring Valley Metropolitan District No. 1 and Spring Valley Metropolitan District No. 5:

The Board reviewed the Amended and Restated Intergovernmental Agreement Regarding Assignment of Revenues by and between Spring Valley Metropolitan District No. 1 and Spring Valley Metropolitan District No. 5.

Following discussion, upon motion duly made by Director Lutz, seconded by Director J. Marshall and, upon vote, unanimously carried, the Board approved the Amended and Restated Intergovernmental Agreement Regarding Assignment of Revenues by and between Spring Valley Metropolitan District No. 1 and Spring Valley Metropolitan District No. 5.

Engineer's Report and Verification of Costs No. 1: Attorney Meintzer reviewed with the Board Engineer's Report and Verification of Costs No. 1, prepared by Schedio Group, LLC, verifying costs associated with the design and construction of public improvements in Spring Valley Ranch, Filing 4 (the service area for Spring Valley Metropolitan District No. 3) in the amount of \$6,169,391.97, including \$1,867,099.90 in Regional Public Improvements ("Report No. 1").

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director S. Marshall and, upon vote, unanimously carried, the Board approved Report No. 1, subject to final review by the District Accountant and Director J. Marshall.

**CAPITAL
IMPROVEMENT
MATTERS**

Report from Construction Committee: Mr. Beckman provided an update on the status of construction projects.

**OPERATIONS &
MAINTENANCE**

Monthly Activities Report for January 2025: Mr. Murphy reviewed with the Board the Ramey Environmental Compliance monthly activities report for January 2025.

Manager's Report: Mr. Beckman reviewed the Manager's Report with the Board. He noted that the roofing for the Water Treatment and Pump Building has been replaced. Also, staff will be placing door hangers for properties more than 90 days past due on their billing statements.

OTHER BUSINESS

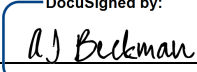
There was no other business.

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ADJOURNMENT

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

Respectfully submitted,

By  _____
Secretary for the Meeting