

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SPRING VALLEY METROPOLITAN DISTRICT NO. 4  
HELD FEBRUARY 20, 2025**

A Regular Meeting of the Board of Directors (the “Board”) of the Spring Valley Metropolitan District No. 4 (the “District”) was convened on Thursday, February 20, 2025, at 4:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

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**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

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**PUBLIC  
COMMENTS**

There were no public comments.

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**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 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.

## RECORD OF PROCEEDINGS

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:

- Approve Minutes of January 16, 2025 Regular Meeting.

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	\$ 3,584.42
Debt Service	\$ -0-
Capital	\$ -0-
Enterprise	\$ -0-
<b>Total Claims</b>	<b>\$ 3,584.42</b>

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.

## RECORD OF PROCEEDINGS

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

**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**

**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.

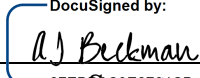
### **OTHER BUSINESS**

There was no other business.

### **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

DocuSigned by:  
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