

**MINUTES OF A SPECIAL 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 APRIL 24, 2025**

A Special 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, April 24, 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. (for a portion of the meeting), Eric Trout, Esq., and Craig Sorensen; McGeady Becher Cortese Williams P.C.

James Shultz (for a portion of the meeting) and Eric Weaver; Marchetti & Weaver, LLC

Mike Murphy (for a portion of the meeting) and Dan Wolf; Ramey Environmental Compliance, Inc.

CJ Kirst, Tahoe Consulting, LLC

**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 Trout noted

RECORD OF PROCEEDINGS

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 Special Meeting.

Following discussion, upon motion duly made by Director S. 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 S. 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 then considered the following actions:

- Approve Minutes of March 20, 2025 Regular Meeting.
- Ratify approval of Engineer's Report and Verification of Costs No. 1, dated January 28, 2025, revised March 19, 2025, 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 \$6,097,126.97, including \$1,794,834.90 in Regional Public Improvements.
- Ratify approval of Change Order No. 2 to the contract with Great Plains Structures, LLC, for installation of rip-rap rundown from water tank overflow, in the amount of \$12,624.00.
- Ratify/approve Change Order for Rebuild of Booster Pump 4 in the amount of \$3,875.00.

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the Consent Agenda. Public Alliance LLC was directed to prepare and process Change Order No. 2 to the existing contract with Great Plains Structures, LLC.

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FINANCIAL MATTERS

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

| Fund | Period ending April 17, 2025 |
|---------------------|---------------------------------|
| General | \$ 86,447.50 |
| Operation | \$ -0- |
| Road Fund | \$ -0- |
| Utility Capital | \$ -0- |
| Capital | \$ -0- |
| Total Claims | \$ 86,447.50 |

Following discussion, upon motion duly made by Director S. 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. 63: The Board reviewed Cost Verification Report No. 63 dated April 10, 2025, prepared by Schedio Group LLC, verifying costs associated with the design and construction of public improvements in the amount of \$22,740.55.

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved Cost Verification Report No. 63 dated April 10, 2025, prepared by Schedio Group LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$22,740.55. The Board further acknowledged Spring Valley Metropolitan District No. 6 Requisition No. 33 under the Series 2021(3) Bonds in the amount of \$22,740.55.

Cost Verification Report No. 64: The Board reviewed Cost Verification Report No. 64 dated April 14, 2025, prepared by Schedio Group LLC, verifying costs associated with the design and construction of public improvements in the amount of \$238,776.00.

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved Cost Verification Report No. 64 dated April 14, 2025, prepared by Schedio Group LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$238,776.00. The Board further acknowledged Spring Valley Metropolitan District No. 6 Requisition No. 34 under the Series 2021(3) Bonds in the amount of \$238,776.00.

Unaudited Financial Statements and Schedule of Cash Position: Mr. Weaver reviewed with the Board the unaudited financial statements, dated March 31, 2025, and the schedule of cash position, dated March 31, 2025.

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Following discussion, upon motion duly made by Director S. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated March 31, 2025, and the schedule of cash position, dated March 31, 2025.

LEGAL MATTERS

Water Service Agreement between the District and 3900 CR 174 LLC:

Attorney Meintzer noted that the water meter associated with the address was recently installed, and additional consumption data will be needed before the agreement can be prepared.

Amended and Restated Easement and Operations Maintenance Agreement:

Attorney Meintzer reviewed with the Board the Amended and Restated Easement and Operations Maintenance Agreement by and between Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and LGI Homes – Colorado, LLC (“Amended and Restated Agreement”).

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the Amended and Restated Agreement.

CAPITAL IMPROVEMENT MATTERS

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

Final Payment to Bemas Construction for the Delbert Acceleration / Deceleration Lane and CR178 Slope Grading Project: The Board discussed the final payment to Bemas Construction, Inc., on May 12, 2025, for the Delbert Acceleration/Deceleration Lane and CR178 Slope Grading Project, following the required publication of the Notice of Final Payment.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board authorized release of the final payment to Bemas Construction, Inc. on May 12, 2025, in the amount of \$15,068.48.

OPERATIONS & MAINTENANCE

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

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

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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 J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____

DocuSigned by:

AJ Beckman

Secretary for the Meeting