

**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 JULY 17, 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, July 17, 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

**Directors Excused:**

Holly D. Robinson

**Also Present:**

AJ Beckman and Ryan Stevens; Public Alliance, LLC

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

Eric Weaver and James Shultz; Marchetti & Weaver, LLC

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

CJ Kirst; Tahoe Consulting LLC

Josh Rigsbee; Spring Valley Metropolitan District No. 2

Travis Cox; Spring Valley Metropolitan District No. 2 (for a portion of the meeting)

Cyrena Finnegan; Spring Valley Metropolitan District No. 4

**PUBLIC  
COMMENTS**

There were no public comments.

## RECORD OF PROCEEDINGS

### 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.

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

**2025 SDA Annual Conference:** The Board discussed potential attendance at the 2025 Special District Association Annual Conference scheduled for September 16–18, 2025, in Keystone, Colorado.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz, and upon vote unanimously carried, the Board authorized payment of registration fees for interested Directors to attend the conference.

### CONSENT AGENDA

The Board then considered the following actions:

- Approve Minutes of May 15, 2025 Regular Meeting.
- Ratify approval of Task Order No. 4 to Master Service Agreement for Electrical Maintenance Services between the District and Sun Valley

## RECORD OF PROCEEDINGS

Contractors, LLC, for Wastewater Treatment Plant Blower Installations, in the amount of \$9,770.00.

- Ratify approval of Task Order No. 2025-06-01 to Master Service Agreement for Operator in Responsible Charge Services with Ramey Environmental Compliance, Inc., to install Ozzy Cup screening equipment at Wastewater Treatment Plan, in the amount of \$26,989.95.
- Ratify approval of Task Order No. 2025-06-02 to Master Service Agreement for Operator in Responsible Charge Services with Ramey Environmental Compliance, Inc. to order fire hose and attachments for reuse hydrant to reuse pond, in the amount of \$1,200.00.

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.

### FINANCIAL MATTERS

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

Fund	Period ending June 19, 2025	Period ending July 10, 2025
General	\$ 244,415.06	\$ 152,785.41
Operation	\$ -0-	-0-
Road Fund	\$ -0-	-0-
Utility Capital	\$ -0-	-0-
Capital	\$ -0-	-0-
<b>Total Claims</b>	<b>\$ 244,415.06</b>	<b>\$ 152,785.41</b>

Following discussion, upon motion duly made by Director S. Marshall, 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. 66:** The Board reviewed Cost Verification Report No. 66 dated June 13, 2025, prepared by Schedio Group LLC, verifying costs associated with the design and construction of public improvements in the amount of \$23,671.92.

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director J. Marshall, and upon vote unanimously carried, the Board approved Cost Verification Report No. 66 dated June 13, 2025, prepared by Schedio Group LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$23,671.92. The Board further acknowledged Spring Valley Metropolitan District No. 6 Requisition No. 36 under the Series 2021(3) Bonds in the amount of \$23,671.92.

## RECORD OF PROCEEDINGS

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**Cost Verification Report No. 67:** The Board reviewed Cost Verification Report No. 67 dated July 14, 2025, prepared by Schedio Group LLC, verifying costs associated with the design and construction of public improvements in the amount of \$8,011.60.

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director J. Marshall, and upon vote unanimously carried, the Board approved Cost Verification Report No. 67 dated July 14, 2025, prepared by Schedio Group LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$8,011.60. The Board further acknowledged Spring Valley Metropolitan District No. 6 Requisition No. 37 under the Series 2021(3) Bonds in the amount of \$8,011.60.

**2024 Audit:** Mr. Weaver reviewed the 2024 Audit with the Board.

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director J. Marshall, and upon vote unanimously carried, the Board approved the 2024 Audit, subject to final legal and accounting review and to receipt of an unmodified opinion from the auditor, and authorized execution of the Representations Letter.

**Unaudited Financial Statements and Schedule of Cash Position:** Mr. Weaver reviewed with the Board the unaudited financial statements and schedule of cash position dated June 30, 2025.

Following discussion, upon motion duly made by Director S. Marshall, seconded by Director J. Marshall and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position dated June 30, 2025

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### **LEGAL MATTERS**

**Rescission of Approval of Amended and Restated Easement and Operations Agreement with LGI Homes – Colorado, LLC:** Attorney Meintzer discussed with the Board the need to rescind the prior approval of the Amended and Restated Easement and Operations and Maintenance Agreement by and between Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and LGI Homes – Colorado, LLC.

Following discussion, upon motion duly made by Director Lutz, and seconded by Director S. Marshall, and upon vote unanimously carried, the Board rescinded its prior approval of the Amended and Restated Easement and Operations and Maintenance Agreement by and between Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and LGI Homes – Colorado, LLC.

## RECORD OF PROCEEDINGS

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**Easement and Operations Agreement:** Attorney Meintzer reviewed with the Board the Easement and Operations and Maintenance Agreement by and between Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and Spring Valley Ranch Filing 6 Homeowners Association Inc.

Following discussion, upon motion duly made by Director Lutz, seconded by Director S. Marshall, and upon unanimous vote, the Board approved the Easement and Operations and Maintenance Agreement by and between Spring Valley Metropolitan District No. 1, Spring Valley Metropolitan District No. 2, and Spring Valley Ranch Filing 6 Homeowners Association Inc.

**Water Service Agreement:** The Board discussed the status of the Water Service Agreement between the District and 3900 CR 174 LLC. Director J. Marshall indicated that the current metered water usage was not particularly high, and recommended that the District continue to monitor water usage.

### **CAPITAL IMPROVEMENT MATTERS**

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

### **OPERATIONS & MAINTENANCE**

**Monthly Activities Report for May and June 2025:** Mr. Murphy reviewed with the Board the Ramey Environmental Compliance monthly activities report for May and June 2025.

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

**Master Service Agreement for Landscaping Services:** 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 Master Service Agreement for Landscaping Services between the District and Environmental Designs, LLC (the "EDI MSA").

- **Task Order No. 1 for Native Broadleaf Weed Treatment:** Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz, and upon vote unanimously carried, the Board ratified approval of Task Order No. 1 to the EDI MSA, for Native Broadleaf Weed Treatment, in the amount of \$978.53.
- **Task Order No. 2 for 2025 Native Clean Up and Weed Mitigation:** Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz, and upon vote unanimously carried, the Board ratified approval of Task Order No. 2 to the EDI MSA, for 2025 Native Clean Up and Weed Mitigation, in the amount of \$2,169.71.

## RECORD OF PROCEEDINGS

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- Task Order No. 3 for Native Mow and Weed Treatment: Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz, and upon vote unanimously carried, the Board ratified approval of Task Order No. 3 to the EDI MSA, for Native Mow and Weed Treatment, in the amount of \$18,185.07.

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### 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 at 5:20 P.M.

Respectfully submitted,

By \_\_\_\_\_

DocuSigned by:  
  
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 Secretary for the Meeting