

**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 NOVEMBER 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, November 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
Holly D. Robinson
Leigh Lutz

Also Present:

AJ Beckman; Public Alliance, LLC

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

Eric Weaver and James Shultz; Marchetti & Weaver, LLC

Dan Wolf; Ramey Environmental Compliance, Inc.

Travis Cox and Amie Drucker; Spring Valley Metropolitan District No. 2

Cyrena Finnegan; Spring Valley Metropolitan District No. 4

Madison Sanchez and Josh Sadler; 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 incorporated for the record those applicable disclosures made by the Board

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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 J. Marshall, seconded by Director Lutz, and upon vote unanimously carried, the agenda was approved, as amended.

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.

Resolution No. 2025-11-01 Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: Mr. Beckman discussed with the Board Resolution No. 2025-11-01 Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to schedule regular board meetings for 2026 at 4:00 p.m. on the third Thursday of every month, via Zoom.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board adopted Resolution No. 2025-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

District Insurance and Special District Association ("SDA") Membership: The Board entered into discussion regarding the renewal of District's insurance and Special District Association membership for 2026.

Following discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board authorized renewal of the District's insurance coverage and SDA membership for 2026.

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Section 32-1-809, C.R.S. Transparency Notice Requirements for 2026: Mr. Beckman discussed with the Board the Section 32-1-809, C.R.S., Transparency Notice requirements for 2026.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board directed staff to post the Transparency Notice on the Special District Association’s website and the District’s website.

CONSENT AGENDA

The Board then considered the following actions:

- Approval of the Minutes of the October 16, 2025 Regular Meeting and October 16, 2025 Reconvened 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.

FINANCIAL MATTERS

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

Fund	Period ending November 20, 2025
General	\$ 8,215.91
Enterprise	\$ 79,844.27
Capital	\$ 24,709.84
Total Claims	\$ 112,770.02

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. 71: The Board reviewed Cost Verification Report No. 71 dated November 13, 2025, prepared by Schedio Group LLC, verifying costs associated with the design and construction of public improvements in the amount of \$346,890.77.

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. 71 dated November 13, 2025, prepared by Schedio Group LLC, verifying the costs associated with the design and construction of public improvements in the amount of \$346,890.77. The Board further acknowledged Spring Valley Metropolitan District No. 6 Requisition No. 41 under the Series 2021(3) Bonds in the amount of \$346,890.77.

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Schedule of Net Position: Mr. Weaver reviewed with the Board the Schedule of Net Position as of September 30, 2025.

Following review and discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz, and upon vote unanimously carried, the Board accepted the Schedule of Net Position as of September 30, 2025.

2025 Audit: The Board reviewed the proposal from Fiscal Focus Partners, LLC to prepare the 2025 Audit.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board approved the engagement of Fiscal Focus Partners, LLC to prepare the 2025 Audit.

2025 Budget Amendment Hearing: Director J. Marshall opened the public hearing to consider amendment of the 2025 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider the amendment of the 2025 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Mr. Weaver informed the Board that no amendment to the 2025 Budget was required.

2026 Budget Hearing: Director J. Marshall opened the public hearing to consider the proposed 2026 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2026 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the public hearing was closed.

Mr. Weaver reviewed the estimated year-end 2025 revenues and expenditures and the proposed 2026 revenues and expenditures. It was noted that a zero mill levy will be certified.

Following discussion, the Board considered the adoption of Resolution No. 2025-11-02, Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution No. 2025-11-03, Resolution to Set Mill Levies. Upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County, on

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or before December 15, 2025. Mr. Beckman was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2026.

DLG-70 Mill Levy Certification/Mill Levy Public Information: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form and the Mill Levy Public Information form (“Certification”).

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the Certification and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

2027 Budget Preparation: The Board discussed preparation of the 2027 Budget.

Following discussion, upon motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2027 Budget. The Board determined to hold the public hearing to consider adoption of the 2027 Budget on November 19, 2026 at 4:00 p.m. via Zoom.

Resolution No. 2025-11-04, Resolution Certifying Delinquent Water and Sewer Fees to the County: Director J. Marshall opened the public hearing on the Certification of Delinquent Accounts for collection by Elbert County. Mr. Beckman notified the Board that the owners of each property for which the District’s water/sewer bill has been delinquent in an amount of \$150 or more, and for a period of six months or more, were provided notice via certified mail, return receipt requested, of today’s hearing. No interested parties appeared before the Board to object to the certification of their accounts for collection. There being no comment from the public, either in person or in writing, the public hearing was closed.

Following review and discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board adopted Resolution 2025-11-04, Resolution Certifying Delinquent Water and Sewer Fees to the County. The Board directed the District Manager to submit the Resolution to the Elbert County Treasurer on or before December 14, 2025.

Resolution No. 2025-11-05, Resolution to Adopt Updated Schedule of Fees and Charges: The Board discussed Resolution No. 2025-11-05, Spring Valley Metropolitan District No. 1 Resolution to Adopt Updated Schedule of Fees and Charges Effective as of January 1, 2026.

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Following discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board adopted Resolution No. 2025-11-05, Spring Valley Metropolitan District No. 1 Resolution to Adopt Updated Schedule of Fees and Charges Effective as of January 1, 2026.

Resolution No. 2025-11-06, Resolution to Amend Road Operations Reserve Fee: The Board discussed Resolution No. 2025-11-06, Resolution to Amend Road Operations Reserve Fee.

Following discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board adopted Resolution No. 2025-11-06, Resolution to Amend Road Operations Reserve Fee.

Resolution No. 2025-11-07, Resolution to Amend Water and Sewer Operations Reserve Fee: The Board discussed Resolution No. 2025-11-07, Resolution to Amend Water and Sewer Operations Reserve Fee.

Following discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board adopted Resolution No. 2025-11-07, Resolution to Amend Water and Sewer Operations Reserve Fee.

LEGAL MATTERS

Water Service Agreement with 3900 CR 174 LLC: Attorney Meintzer reported that the agreement is still under negotiation.

HB25-1090 Compliance Related to Professional Services Provider Engagements: Attorney Meintzer discussed with the Board HB25-1090 related to professional services provider engagements, and the Board acknowledged same.

CAPITAL IMPROVEMENT MATTERS

Report from Construction Committee: Director J. Marshall reported that two wells are currently in the drilling phase and that bidding is underway for the grading work necessary to complete River Highlands Drive.

OPERATIONS & MAINTENANCE

Monthly Activities Report for October 2025: Mr. Wolf reviewed the October 2025 Monthly Activities Report with the Board.

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

Proposals for 2026 Landscaping Services: The Board reviewed proposals for 2026 landscaping services.

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Following review and discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board approved the proposal from Environmental Designs, LLC for 2026 landscaping services, and authorized preparation of the necessary Service Agreement or Task Order.

Proposal for Snow and Ice Mitigation Services for 2025 – 2026 Season from Nature’s Workforce, Inc., d/b/a CDI Environmental Contractors: The Board reviewed the proposal for Snow and Ice Mitigation Services for 2025 – 2026 Season from Nature’s Workforce, Inc., d/b/a CDI Environmental Contractors.

Following review and discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board approved the proposal for Snow and Ice Mitigation Services for 2025 – 2026 Season from Nature’s Workforce, Inc., d/b/a CDI Environmental Contractors. The Board further authorized the preparation and execution of Task Order No. 1 to the Master Service Agreement for Snow and Ice Mitigation Services between the District and Nature’s Workforce, Inc., d/b/a CDI Environmental Contractors.

Change Order No. 1 to the Service Agreement between the District and Hydro Resources – Rocky Mountain, Inc.: The Board reviewed Change Order No. 1 to the Service Agreement between the District and Hydro Resources – Rocky Mountain, Inc. to obtain LFH-2 well discharge permit, complete associated testing and reporting and an additional 30 days to contract time.

Following review and discussion, upon a motion duly made by Director J. Marshall, seconded by Director Lutz and, upon vote unanimously carried, the Board approved Change Order No. 1 to the Service Agreement between the District and Hydro Resources – Rocky Mountain, Inc. to obtain LFH-2 well discharge permit, complete associated testing and reporting and an additional 30 days to contract time, in the amount of \$6,000.

OTHER BUSINESS

Director J. Marshall reported that the Option Agreement by and between the District and the Arapahoe County Water and Wastewater Authority has been executed.
