

**MINUTES OF A JOINT REGULAR MEETING OF
THE BOARDS OF THE
PARKDALE METROPOLITAN DISTRICT NOS. 1-3 & PARKDALE COMMUNITY
AUTHORITY
HELD WEDNESDAY, FEBRUARY 18TH, 2026 AT 4:00 PM
VIA TELECONFERENCE**

The joint regular meeting of the Boards of Directors of Parkdale Metropolitan District Nos. 1-3 & Parkdale Community Authority was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Parkdale Metropolitan District No. 1:

Sarah Hunsche, Treasurer
Malinda Scott, Secretary
Samuel Badger, President **arrived where indicated*
Matthew Cavanaugh, Assistant Secretary

Parkdale Metropolitan District Nos. 2-3:

Sarah Hunsche, President
Chris Elliott, Assistant Secretary
Jonathan Adkins, Director
Matthew Cavanaugh, Assistant Secretary
Corey Elliott, Secretary

Parkdale Community Authority:

Sarah Hunsche, President (District No. 1 Member)
Malinda Scott, Secretary (District No. 1 Member)
Chris Elliott, Treasurer (District No. 2 Member)
Jonathan Adkins (District No. 2 Member)
Corey Elliott, Assistant Secretary (District No. 3 Member)
Matthew Cavanaugh, Assistant Secretary (District No. 3 Member)

Director Wendorff was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District and Authority General Counsel; Natasha Keppen and Jackie Casas, AdvanceHOA Management, District and Authority Manager; Alyssa Ferreira, CliftonLarsonAllen, LLP, District and Authority Accountant; Michael Hickerson and Jorge Villegas, Environmental Landworks Company, Inc.; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Boards was present, the meeting was called to order.

Conflict of Interest Disclosures

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Murphy inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Combined Meetings

The Boards of Directors of the Districts and the Authority have determined to hold joint meetings of the Districts and Authority and to prepare joint minutes of action taken by the Districts and Authority in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts and Authority collectively. Where necessary, action taken by an individual District will be so reflected in these minutes.

Confirmation of Posting of Meeting Notices

Ms. Murphy confirmed the meeting notices were posted as required by law.

Approval of Agenda

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comments

None.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Boards. Ms. Murphy advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Minutes from January 21, 2026 Regular Meeting;
- Independent Contractor Agreement with Tree Analysis Group, LLC for Tree Inventory;
- Work Order No. 1 with Environmental Landworks Company, Inc. for 2025-2026 Snow Removal; and
- Work Order No. with Environmental Landworks Company, Inc. for 2025-2027 Landscape Maintenance Services

Legal Matters

Other Legal Matters – None.

Financial Matters

Consider Ratification of Claims (Authority) – Ms. Ferreira presented the Claims in the amount of \$33,203.14 to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously ratified the Claims.

Consider Approval of Schedule of Cash Position – Ms. Ferreira presented the Schedule of Cash Position to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously approved the schedule of cash position.

Consider Approval of December 31, 2025 Unaudited Financial Statements – Ms. Ferreira presented the December 31, 2025 Unaudited Financial Statements to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the financial statements.

Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget – The public hearing on the 2025 Budget Amendment was opened. Ms. Murphy noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Ferreira reviewed the Resolution Amending the 2025 Budget with the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously adopted the resolution amending the Operations Fee Fund to \$620,000.

Other Financial Matters – None.

Management Matters

Q&A with Jorge Villegas, Irrigation Manager, from Environmental Landworks Company Regarding the Proposal for Smart Irrigation Controllers Upgrade – Ms. Keppen presented an

information sheet to the Boards. Mr. Villegas clarified the District will own the controllers, however, the Aircards require a subscription costing \$330 per controller per year. There is no discount for multi-year purchases, but prepaying locks in the \$330 rate, which has historically increased annually. The smart controllers help conserve water and reduce emergency calls by sending real-time alerts to catch issues early. The Boards discussed responsibility for maintaining the Rain Bird IQ controller and the need to verify addresses to determine which water accounts the District is paying for. Ms. Ferreira noted that one address appears to be city-funded and maintained, not billed to the District. In response to concerns about potential technology obsolescence, Mr. Hickerson stated that the technology would be replaced if necessary.

Consider Approval of Proposal from Environmental Landworks Company, Inc. for Smart Irrigation Controllers Upgrade – Ms. Keppen presented the proposal from Environmental Landworks Company, Inc. for Smart Irrigation Controllers Upgrades to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the initial installation and first year free. The Boards determined to revisit the \$330 annual subscriptions in August to consider purchasing additional years.

**Director Badger joined the meeting*

Consider Approval of Proposal from Environmental Landworks Company, Inc. for Additional Pet Waste Stations – Ms. Keppen presented the proposal from Environmental Landworks Company, Inc. for Additional Pet Waste Stations to the Boards. The Boards determined to defer approval. Director Scott and Director Badger plan to conduct trial walks with their dogs to assess the proposed locations.

Discussion Regarding Residential Improvement Guidelines – The Boards engaged in discussion regarding the residential improvement guidelines. Ms. Murphy provided an update to the Boards after meeting with Winzenburg, Leff, Purvis & Payne. Ms. Murphy recommended to deny all requests until the Homeowner’s Association develops their own guidelines.

District Manager’s Report – Ms. Keppen presented the report to the Boards.

Other Management Matters – None.

Director’s Matters

Other Director’s Matters – None.

Other Business

None.

Adjourn

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Matt Cavanaugh (Apr 8, 2026 14:39:22 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 18th day of March, 2026.