MINUTES OF A JOINT REGULAR MEETING OF THE BOARDS OF THE PARKDALE METROPOLITAN DISTRICT NOS. 1-3 & PARKDALE COMMUNITY AUTHORITY HELD WEDNESDAY, JUNE 17, 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:
Matthew Cavanaugh, Assistant Secretary
Sarah Hunsche, Treasurer
Malinda Scott, Secretary
Samuel Badger, President
Thomas Wendorff, Assistant Secretary

Parkdale Metropolitan District Nos. 2-3:
Matthew Cavanaugh, Assistant Secretary
Sarah Hunsche, President
Chris Elliott, Assistant 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)
Matthew Cavanaugh, Assistant Secretary (District No. 3 Member)

Director Corey Elliott and Director Adkins were 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; Hailey Pavey and Lane Melott, AdvanceHOA Management, District and Authority Manager; Alyssa Ferreira, CliftonLarsonAllen, LLP, District and Authority Accountant; Shawn Dean and Matt Ward, 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, and the meeting was called to order.

Conflict of Interest Disclosures

Ms. Fuller advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Fuller 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. Fuller 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. Fuller 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 amended.

Public Comments

None.

Environmental Landworks Company, Inc ("ELCI")

Landscaping Update Discussion with Mr. Dean and Mr. Ward at Environmental Landworks Company, Inc. – Mr. Ward presented proposals and provided updates on several landscape matters. First, ELCI presented a proposal for turf renovation and overseeding; in response to a question from Director Badger regarding timing, ELCI indicated the project would begin as soon as possible rather than waiting until fall, expressing confidence that overseeding would be successful at this time of year. The Boards also discussed concerns that rock installation could increase ambient temperature and reduce pedestrian comfort. Finally, the Boards discussed a proposal to remove dead trees and replant, including whether to proceed with planting now or defer until fall, as well as the broader value of tree-lined neighborhoods in increasing community desirability.

Consider Approval of Proposal from Environmental Landworks Company, Inc. for Tree Stake Removal at Living Trees – Mr. Matt presented the proposal for Tree Stake Removal at Living Trees to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the proposal.

Consider Approval of Proposal from Environmental Landworks Company, Inc. to Install Granite Rock to Replace Struggling Native Area – Mr. Matt presented the proposal to Install Granite Rock to Replace Struggling Native Area to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the proposal.

Consider Approval of Proposal from Environmental Landworks Company, Inc. to Overseed and Compost on 119th and Monroe – Mr. Matt presented the proposal to Overseed and Compost on 119th and Monroe to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the proposal.

Discussion Regarding Tree Audit Conducted by Environmental Landworks Company, Inc. – The Boards determined to defer this matter until the third-party audit is received.

2026 Pool Operations

Discussion Regarding Pool Issues - The Boards engaged in discussion regarding a meeting with the Pool committee. The Boards emphasized the importance of the pool to the community.

Consider Approval of Proposal from Ridgeline Pools for Pool Heater - The Boards deferred this matter.

Consider Approval of Proposal from BW Technologies for Pool Cameras – Ms. Pavey presented the proposal from BW Technologies for Pool Cameras to the Boards. The Boards requested additional proposals be obtained and presented at the next meeting.

Discuss and Consider Approval of Proposal from Recreation Program Management for Pool Monitoring – The Boards deferred this matter.

Consent Agenda

Ms. Fuller reviewed the items on the consent agenda with the Boards. Ms. Fuller 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 May 20, 2026 Regular Meeting; and
- Independent Contractor Agreement with Affordable Pest Control for Bird Spike Installation

Legal Matters

Discussion Regarding November 2026 5.25% Limitation Election (District No. 1) – The Board of District No. 1 engaged in discussion regarding a November 2026 election. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 determined to move forward with an election and remove as needed.

Other Legal Matters – None.

Financial Matters

Consider Ratification of Claims (Authority) – Ms. Ferreira presented the Claims in the amount of $38,080,94 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 Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Schedule of Cash Position.

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Infrastructure Acquisition and Project Fund Disbursement Agreement (OEO 2, LLC and AB Bonds) with OEO 2, LLC (Authority) - Ms. Ferreira presented the Resolution Regarding Acceptance of District Eligible Costs for Public Improvements pursuant to the Infrastructure Acquisition and Project Fund Disbursement Agreement to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously adopted the resolution.

Consider Acceptance of 2025 Audits (Authority and District No. 1) – Ms. Ferreira presented the 2025 Audits to the Board of the Authority and District No. 1. Following discussion, upon a motion duly made and seconded, the Board of the Authority and District No. 1 unanimously accepted the 2025 Audits, subject to a clean auditor’s opinion.

Other Financial Matters – None.

Management Matters

Discuss and Consider Approval of Social Committee Sponsorship Packet – Mr. Melott presented the sponsorship packet to the Boards. The Board deferred this matter until the Social Committee member can present.

Discussion Regarding Playground Inspection Reports – Mr. Melott presented the reports to the Boards.

Discussion Regarding Residential Improvements Guidelines – Mr. Melott presented the guidelines to the Boards. Mr. Melott will present sub association language at the next Board meeting.

Consider Approval of Policy Regarding nonvegetative Turf, Xeriscaping, and Vegetable Gardens – Ms. Murphy presented the Policy noting this provides a standard to allow for xeriscaping as required by Colorado Law. The Boards determined to defer this matter.

District Manager's Report – Mr. Melott presented the report to the Boards.

Other Management Matters – None.

Director's Matters

Other Director's Matters – Director Badger noted he is considering stepping down from the Board of District No. 1.

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 (Jul 24, 2026 09:32:28 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 15th day of July, 2026.

2241.0006;