

**MINUTES OF A JOINT ANNUAL MEETING OF
THE BOARDS OF THE
PARKDALE METROPOLITAN DISTRICT NOS. 1-3 &
PARKDALE COMMUNITY AUTHORITY
HELD WEDNESDAY, FEBRUARY 18, 2026 AT 5:00 P.M.
VIA TELECONFERENCE**

The joint annual meeting of the Boards of Directors of Parkdale Metropolitan District Nos. 1-3 and 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
Matthew Cavanaugh, Assistant Secretary

Parkdale Metropolitan District Nos. 2-3:

Sarah Hunsche, President
Matthew Cavanaugh, Assistant Secretary

Parkdale Community Authority:

Sarah Hunsche, President (District No. 1 Member)
Malinda Scott, Secretary (District No. 1 Member)
Matthew Cavanaugh, Assistant Secretary (District No. 3 Member)

Director Chris Elliott, Director Corey Elliott, and Director Adkins were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Darah D. Fuller, Esq., WBA, PC, District and Authority General Counsel; Natasha Keppen, AdvanceHOA Management, District and Authority Manager; Alyssa Ferreira, CliftonLarsonAllen, LLP, District and Authority Accountant; and members of the public.

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.

Call to Order/Declaration of Quorum

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

Presentation Regarding the Status of Public Infrastructure Projects within the Districts

Ms. Keppen presented the status of Public Infrastructure Projects within the Districts.

Presentation Regarding Outstanding Bonds (if necessary)

Ms. Ferreira presented the Outstanding Bonds.

Review of Unaudited Financial Statements

Ms. Ferreira presented the Unaudited Financial Statements.

Open Floor for Questions – Members of the public may ask questions about the Districts. The Boards may determine how much time is reserved for questions and for each individual speaker.

Ms. Christine inquired about expanding the park Director Badger responded to the inquiry. Ms. Christine inquired about additional pet waste stations. Ms. Fuller noted the Boards are actively planning to add additional stations. Ms. Christine inquired about landscaping in commons areas. Ms. Fuller and Ms. Keppen noted the Developer would install the landscaping, while the Districts will oversee maintenance. Ms. Christine inquired about who is responsible for cleaning up horse manure on the streets.

Mr. Manthan inquired about committees and how to join, noting he sent in a statement of interest. Additionally, he inquired about how to find the Board meeting schedule and login information. Mr. Manthan inquired about a new school being built. Ms. Fuller noted she would look into it, and Director Scott noted the school has been discussed at the Town of Erie meetings. Director Scott recommended attending those meetings for more information.

Jouni inquired about the timeline for future development. Ms. Keppen noted construction will begin in Filing 5 this year and Filing 6 is in the final planning stages.

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.