

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
HASKINS STATION METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JANUARY 26, 2026

A special meeting of the Board of Directors of the Haskins Station Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, January 26, 2026, at 5:00 p.m. This District Board meeting was held via Microsoft Teams videoconference. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Robert Pipkin, President/Treasurer
Matt Cavanaugh, Secretary
Charles “Regan” Hauptman, Assistant Secretary
Karolyn Evans, Assistant Secretary
Ryan Heaton, Assistant Secretary

Also, in attendance were:

Celeste Terrell, Alex Clem, Ben Maestas and Alyssa Ferreira; CliftonLarsonAllen LLP (“CLA”)
Megan Murphy, Esq.; WBA, PC (“WBA”)
Susie Ellis.; CC Compliance
Kyle Schenker, Gordon Wu, and Glen Behrendt; Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Declaration of Quorum:

Ms. Terrell called the meeting to order.

The Board confirmed the presence of a quorum.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested 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 statute. It was noted by Attorney Murphy that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Agenda:

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Cavanaugh, seconded by Director Heaton and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Public Comment:

None.

CONSENT AGENDA

- Minutes from the November 5, 2025 Special Board Meeting.
- Special District Disclosure Notice Pursuant to §32-1-809, C.R.S.
- Resolution Designating Meeting Notice Posting Location.
- Independent Contractor Agreement with Environmental Landworks Company, Inc. for 2025-2026 Snow Removal Services.
- Independent Contractor Agreement with Environmental Landworks Company, Inc. for 12-month Landscape Maintenance Services.
- Independent Contractor Agreement with Environmental Landworks Company, Inc. for 2-month Landscape Maintenance Services.

The Board reviewed the Consent Agenda. Following discussion, upon a motion duly made by Director Heaton, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

COMMUNITY GARDEN

Community Garden Contract:

Director Evans provided an update for the Board regarding the community garden, noting she received a proposal from Outdoor Design Group. Director Evans presented the proposal and noted that Outdoor Design Group fee for tasks 1-3 would be \$3,000. Following discussion, upon a motion duly made by Director Heaton, seconded by Director Cavanaugh and, upon vote, unanimously carried, the Board approve up to \$3,000 to engage Outdoor Design Group for Task 1, 2 and 3 regarding the Community Garden.

FINANCIAL MATTERS

December 31, 2025 Unaudited Financial Statements:

Ms. Ferreira presented the unaudited financial statements to the Board. Following discussion, upon a motion duly made by Director Pipkin, seconded by Director Heaton and, upon vote, unanimously carried, the Board accepted the December 31, 2025 Unaudited Financial Statements, as presented.

Claims:

Ms. Ferreira presented the claims to the Board. Following discussion, upon a motion duly made by Director Pipkin, seconded by Director Heaton and, upon vote, unanimously carried, the Board approved the claims in the amount of \$60,165.68, as presented.

LEGAL MATTERS

Resolution Regarding Acceptance of Public Improvements (Tracts B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, T, W, and X, Haskins Station Subdivision):

Attorney Murphy presented the resolution to the Board and noted that the special warranty deed has not yet been filed due to the district waiting for final payment from Richmond Homes. The Board ratified the agreement and authorized CLA to accept payment after January 31, 2026 because Richmond has been diligently taking steps to make the payment to the District. Following discussion, upon a motion duly made by Director Heaton, seconded by Director Pipkin and, upon vote, unanimously carried, the Board approved the Resolution Regarding Acceptance of Public Improvements, as presented.

MANAGER MATTERS

Revised Insurance to Include Recently Accepted Improvements:

Following review, upon a motion duly made by Director Pipkin, seconded by Director Heaton and, upon vote, unanimously carried, the Board approved the revised insurance to include the recently accepted improvements.

Website Items:

Director Heaton volunteered to work with CLA on website remediation items.

Playground Inspection:

Ms. Terrell provided an update to the Board regarding the playground inspection and noted the proposal will be brought to the March meeting.

Holly Tree Next to the Playground:

Director Evans asked about the progress on the Holly tree next to the playground. CLA will plan to bring a proposal to the next meeting.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Evans, seconded by Director Pipkin and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____

Secretary for the Meeting