

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD OCTOBER 22, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, October 22, 2025, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Craig Weinerg
Victor Robert
David Blue
Michael Zinniker
Bradley Birkelo

Also Present:

AJ Beckman, Amy Hord and Nick Moncada; Public Alliance, LLC

Mike Menke; Direct Discharge Consulting, LLC

Nickie Holder; NMHolder Financial, Inc.

Ruth Swartzlander; Resident

**ADMINISTRATIVE
MATTERS**

Disclosures of Potential Conflicts of Interest: Mr. Beckman advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which Directors Weinberg, Robert, Blue, Zinniker, and Birkelo confirmed that they have no conflicts of interest in connection with any of the matters listed on the agenda.

Agenda: Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District’s Regular Meeting.

Following discussion, upon a motion duly made by Director Weinberg and seconded by Director Robert, and upon vote unanimously carried, the Board approved the agenda as presented.

Meeting Location and Posting of Meeting Notices: The Board entered 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 and seconded by Director Weinberg and seconded by Director Robert, upon vote, unanimously carried,

RECORD OF PROCEEDINGS

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.

PUBLIC COMMENTS

Ms. Swartzlander asked about the trash pickups and who was responsible for the trash removal, Director Zinniker suggested Ms. Swartzlander reach out to the HOA.

CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes of September 24, 2025 Regular Meeting.
- Approval of payment of claims.
- Approval of unaudited financial statements and cash positions.
- Ratify approval of Intergovernmental Grant Agreement between the District and Colorado Department of Public Health and Environment (“CDPHE”).

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Blue and, upon vote, unanimously carried, the Board approved the Minutes as amended and Consent Agenda.

FINANCIAL MATTERS

Draft Budget: The Board reviewed the Draft Budget. Ms. Holder noted that the Budget Committee met on October 15, 2025. The Board determined to hold the Budget Hearing on November 19, 2025

OPERATIONS AND MAINTENANCE MATTERS

Operator’s Report: Mr. Menke presented the Operator’s Report to the Board. He reported that the sewer video inspection and jetting are scheduled to occur in the coming weeks and that he will review available options with Mr. Beckman. Mr. Menke further noted that hydrant flushing will be conducted in the near future and that he will coordinate the schedule with Mr. Beckman.

Mr. Menke reviewed cost estimates for the replacement of well equipment and recommended proceeding with the replacement of equipment for Well No. 1.

Following discussion, upon motion duly made by Director Weinberg, seconded by Director Blue, and upon vote, unanimously carried, the Board approved the replacement of equipment for Well No. 1, in an amount not to exceed \$10,000.

RECORD OF PROCEEDINGS

Contracts Expiring: The Board the contracts to be renewed for 2026. Management will present proposals at the next Board meeting.

HOMEOWNERS ASSOCIATION ("HOA") MATTERS

There were no HOA matters.

LEGAL MATTERS

EXECUTIVE SESSION: Pursuant to Section 24-6-402(4) of the Colorado Revised Statutes C.R.S., upon motion duly made by Director Blue, seconded by Director Weinberg and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 6:46 p.m. for the purpose of receiving from the Board's Attorney legal advice as authorized by Section 24-6-402(4)(b), C.R.S. and determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and instructing negotiators with respect to an outstanding invoice for 867 Hill and Dale Road #B as authorized by Section 24-6-402(4)(e)(I), C.R.S.

Pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of the remaining portion of this executive session that, in the opinion of the Board's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Following discussion, upon motion, duly made by Director Birkelo, seconded by Director Weinberg and, upon vote, unanimously carried, the Board reconvened in regular session at 7:03 p.m.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Weinberg, seconded by Director Blue and, upon vote, unanimously carried, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,

DocuSigned by:
By *AJ Beckman*
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Secretary for the Meeting