

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD NOVEMBER 19, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, November 19, 2025, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Victor Robert
David Blue
Michael Zinniker
Bradley Birkelo

Following discussion, upon motion made by Director Blue, seconded by Director Robert and, upon vote, unanimously carried, the absence of Director Weinberg was excused.

Also Present:

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

Mike Menke; Direct Discharge Consulting, LLC

Nickie Holder; NMHolder Financial, Inc.

**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 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 Birkelo 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.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made and seconded by Director Birkelo and seconded by Director Robert, upon vote, unanimously carried, 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.

Acting President: The Board entered into discussion the appointment of an acting President for the meeting.

Following discussion, upon a motion duly made by Director Robert and seconded by Director Zinniker, and upon vote unanimously carried, the Board appointed Director Blue as acting President.

Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: Mr. Beckman discussed with the Board a Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board determined to meet monthly on the third Wednesday of every month at 5:30 p.m. via Zoom video/telephone conference.

Following discussion, upon motion duly made by Director Zinniker, seconded by Director Robert and, upon vote, unanimously carried, the Board adopted the Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

Renewal of District's Insurance and Special District Association Membership for 2026: The Board deferred discussion at this time.

PUBLIC COMMENTS

Director Robert noted that recently there have been numerous packages left at the guardhouse. Public Alliance will prepare and send email notification to the community regarding instructions for deliver drivers.

CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes of October 22, 2025 Special Meeting.
- Approval of payment of claims.
- Approval of unaudited financial statements and cash positions.

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

FINANCIAL MATTERS

2025 Budget Amendment Hearing: The Board deferred discussion until the January 21, 2026 meeting.

2026 Budget Hearing: The President opened the public hearing to consider the proposed 2026 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2026 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Ms. Holder reviewed the estimated year-end 2025 revenues and expenditures and the proposed 2026 estimated revenues and expenditures with the Board.

Following discussion, the Board considered the adoption of the Resolution Adopting Budget, Certifying Mill Levy, and Appropriating Funds Therefor. Upon motion duly made by Director Blue, seconded by Director Robert and, upon vote, unanimously carried, the Resolution was adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 15, 2025. Mr. Beckman was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2026.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Robert, seconded by Director Birkelo and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

2025 Audit: The Board reviewed the proposal from Scott C. Wright to perform the 2025 Audit.

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Following discussion, upon motion, duly made by Director Fish, seconded by Director Martin and, upon vote, unanimously carried, the Board approved the Engagement Letter with Scott C. Wright to perform the 2025 Audit, in an amount not to exceed \$9,000.

2027 Budget Preparation: The Board discussed preparation of the 2027 Budget.

Following discussion, upon motion duly made by Director Birkelo, seconded by Director Robert and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2027 Budget. The Board determined to hold the public hearing to consider adoption of the 2027 Budget on November 18, 2026 at 5:30 p.m. via Zoom.

OPERATIONS AND MAINTENANCE MATTERS

Operator's Report: Mr. Menke presented the Operator's Report to the Board. He reviewed the effluent piping at the wastewater treatment facility. He will prepare a cost estimate for 2026 to address the necessary replacements.

Mr. Menke further reported that DRC Construction Services, Inc. is scheduled to begin jetting half of the wastewater collection system next week pending authorization.

Following discussion, upon motion duly made by Director Birkelo, seconded by Director Blue, and upon vote unanimously carried, the Board approved DRC Construction Services, Inc. to jet half of the wastewater collection system in the amount of \$17,750.

Mr. Lewis informed the Board that point repairs are needed within the sewer system and noted that the wastewater treatment facility will require significant upgrades to meet health department regulations in the future. The Board engaged in discussion regarding the formation of a working group to evaluate the necessary improvements to the plant.

Engineer's Report: Mr. Beckman reviewed the Engineer's Report with the Board. He noted that work continues on the PFAS project and that proposals are being solicited for the pilot project.

Manager's Report: Mr. Beckman reviewed his report with the Board. Mr. Moncada reviewed with the Board a proposal from iamGIS Group, LLC for GIS software.

Following discussion, upon motion duly made by Director Birkelo, seconded by Director Zinniker, and upon vote, unanimously carried, the Board approved

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the proposal from iamGIS Group, LLC for GIS software, in the amount of \$3,600 per year.

Contracts Expiring: The Board reviewed the following list of contracts expiring on December 31, 2025:

- Colorado Pond and Lake, LLC for pond management services.
- Doyle Construction for construction services.
- DRC Construction Services, Inc. for video, jetting and other construction services.
- RESPEC for water engineering services.
- Jim Noble, Inc. for construction, maintenance and snow removal.
- Element Engineering LLC for district engineering services.
- Sabels Landscaping for landscape services.
- NM Holder for accounting services.
- Public Alliance, LLC for District Management Services.
- Direct Discharge Consulting for water and wastewater operator services.
- Colorado Greenspaces for general maintenance services.

Following discussion, upon motion duly made by Director Blue, seconded by Director Robert, and upon vote, unanimously carried, the Board approved the renewal of contracts for 2026.

Proposal from Colorado Pond and Lake, LLC for Fountain Replacement: The Board discussed revisiting this matter in the Spring. No action was taken

Wildfire Mitigation: There was no discussion at this time. Director Birkelo advised the Board that Mountain Pine Beetle infestations are becoming more prevalent. Ms. Hord advised the Board that she will reach out to a local forester for information regarding best management practices.

Phase II of Park Master Plan: The Board deferred discussion at this time.

Park Signage and Proposed Sign Locations: The Board entered into discussion regarding the park signage and proposed sign locations. Ms. Hord discussed the sign posts available from Signature Streetscapes. She explained that Installation of the posts can be performed by Colorado Greenspaces on a time an materials basis.

Proposal from Signature Streetscapes for Park Sign Poles: The Board reviewed the proposal for signposts at the park.

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Following discussion, upon motion duly made by Director Blue, seconded by Director Robert, and upon vote, unanimously carried, the Board approved proposal from Signature Streetscapes for park sign poles, in the amount of \$549.

**HOMEOWNERS
ASSOCIATION
("HOA") MATTERS**

There were no HOA matters.

LEGAL MATTERS

EXECUTIVE SESSION: It was determined that an Execution Session was not necessary.

OTHER BUSINESS

None

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Robert, seconded by Director Blue and, upon vote, unanimously carried, the meeting was adjourned at 7:34 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting