

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
FOREST HILLS METROPOLITAN DISTRICT
HELD FEBRUARY 18, 2026**

A Regular Meeting of the Board of Directors (the “District Board”) of the Forest Hills Metropolitan District (the “District”) was convened on Wednesday, February 18, 2026, at 5:30 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

Craig Weinberg
Victor Robert
David Blue
Michael Zinniker
Bradley Birkelo

Also Present:

AJ Beckman and Dan Cordova; Public Alliance, LLC

Mike Menke; Direct Discharge Consulting, LLC

Nick Marcotte; Element Engineering LLC

Sherene Zinniker; Homeowner’s Association (“HOA”)

Ronald Ratton and Michael Karpeles; Members of the Public

**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 Zinniker, and upon vote unanimously carried, the Board approved the agenda, as amended.

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 by Director Weinberg and seconded by Director Zinniker, 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.

PUBLIC COMMENT There was no public comment.

CONSENT AGENDA The Board considered the following actions:

- Approval of Minutes of January 21, 2026 Regular Meeting.
- Approval of payment of claims.
- Approval of unaudited financial statements and cash positions.
- Ratify approval of Engagement Letter with Scott C. Wright to perform the 2025 Audit, in an amount not to exceed \$9,000.
- Ratify approval of Agreement between the District and Public Alliance LLC for District Management Services.
- Ratify approval of Purchase Order No. 2026-02-03 with RESPEC Company, LLC to extend terms of the original Agreement through December 31, 2026.

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

FINANCIAL MATTERS

Pay Application No. 2 Submitted by Alpine HomeScapes LLC: The Board entered into discussion regarding Payment Application No. 2 submitted by Alpine HomeScapes LLC.

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Birkelo and, upon vote, unanimously carried, the Board approved Pay App No. 2 to Alpine HomeScapes LLC, in the amount of \$30,831.78.

OPERATIONS AND MAINTENANCE MATTERS

Operator's Report: Mr. Menke presented the Operator's Report (attached hereto and incorporated herein by this reference).

RECORD OF PROCEEDINGS

Engineer's Report: Mr. Marcotte reviewed the Engineer's Report with the Board (attached hereto and incorporated herein by this reference). Director Birkelo noted that PFAS testing has been completed on all wells.

Wastewater Treatment Plant ("WWTP") Redesign: The Board entered into discussion regarding budget constraints associated with the Wastewater Treatment Plant redesign. Following discussion, the Board directed Mr. Beckman and Ms. Holder to further evaluate project costs and funding options and report back to the Board.

Proposal from Element Engineering for WWTP Preliminary Engineering Report: The Board deferred discussion until the March 18, 2026 meeting.

Proposal from Element Engineering for Professional Engineering Services: The Board entered into discussion regarding available funding for engineering services proposals from Element Engineering. Following discussion, the Board directed Mr. Beckman and Ms. Holder to review the budget and provide an update at the March 18, 2026 meeting. The Board deferred further discussion until that time.

Manager's Report: Mr. Beckman reviewed his report with the Board (attached hereto and incorporated herein by this reference).

Wildfire Mitigation and Forest Management: Mr. Karpeles inquired about the possibility of obtaining a bulk discount for inspections or mitigation services on private lots. Director Weinberg noted that such an effort should be coordinated through the HOA. No formal action was taken.

Proposal from Sylvan Forestry for Beetle Mitigation: The Board reviewed a proposal from Sylvan Forestry for beetle mitigation.

Following discussion, upon motion, duly made by Director Weinberg, seconded by Director Blue and, upon vote, unanimously carried, the Board approved the proposal from Sylvan Forestry for beetle mitigation, in the amount of \$7,875.

Proposals for Electrical Repairs from Diamond Electric LLC and Magee Electric, Inc for Conduit and Exposed Wire Repair: The Board reviewed proposals for electrical repairs from Diamond Electric LLC and Magee Electric, Inc for conduit and exposed wire repair. Following discussion, the Board directed Mr. Beckman to obtain additional proposals and to engage a contractor for repairs costing under \$5,000.

Foothills Fire Department Access the Water Line from Genesee: The Board entered into discussion regarding access requested by the Foothills Fire



ENGINEER'S PROGRESS REPORT

TO: Forest Hills Metropolitan District
FROM: Element Engineering
DATE: February 21, 2026
SUBJECT: Progress Report on Current Projects – **New Items Bold**

GENERAL ENGINEERING

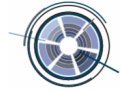
Element was requested to provide a review of the watershed TMDL document. The TMDL includes a target load of 182 lbs/yr for internal loading. This target is based on reducing the sediment phosphorus release rate by 95% which would result in a 90% reduction of the internal phosphorus load. FHMD accounts for 6.5% of current total TP loading. The document requires FHMD to reduce annual TP by 90% and sets a TP effluent limit of 0.1 mg/L TP.

Element has provided a proposal to evaluate the existing WWTP to determine its capacity to treat to the proposed limits. Also, we have provided the district a proposal for an asset management study for budgetary purposes. If the district would like to move forward with these items a board motion will be required. We are happy to answer any questions the board may have on the proposals.

PFAS TREATMENT PLANNING AND GRANT APPLICATION

FHMD and Element Engineering have completed a Project Needs Assessment (PNA) and 30% Design Plans for the proposed project. The PNA still needs to be submitted to CEOS, but technical difficulties and scheduling conflicts have caused delays. Element will assist FHMD to ensure the PNA is submitted by the end of February 2026.

The 30% Design plans include drawings for preliminary hydraulic profiling, process flow diagram, existing conditions, proposed site layout, and proposed treatment building.



Ongoing and Upcoming Work

As previously mentioned, Rapid Small Scale Column Testing (RSCCT) is currently being coordinated and scheduled for three treatment medias consisting of ion exchange resin, clay-based adsorbent (FluoroSorb), and granular activated carbon (GAC). The RSCCT will be completed at the Colorado School of Mines, and the results will identify the most effective media for the FHMD's groundwater sources; generate breakthrough curves; support design approval through CDPHE; develop life cycle operation and maintenance costs and confirm the final media selection for 60% design. The RSCCT is expected to be ongoing for several months, wrapping up in Spring – Summer 2026.

The raw water quality of all the supply wells at FHMD have elevated hardness, on average 633 mg/L as CaCO₃. This raises concerns of calcium carbonate precipitation in process piping, the distribution system, and customer's premise plumbing as well as fouling of ion exchange media to the point of reduced media lifespan before PFAS exhaustion is reached. Therefore, FHMD plans to include a pretreatment softening system, likely by conventional ion exchange softener with brine regeneration, due to limited space and size of the system. Design considerations must include space available for salt storage, regular salt delivery and handling, brine waste management, and implications on PFAS treatment performance.

The existing treatment plant property will likely need to be expanded via land acquisition or easement agreements. This situation is being handled by FHMD staff and is ongoing.

Project Schedule

The following project schedule outlines the upcoming milestones that will need to be completed but are subject to change:

- **Topographic Survey: Complete (2025)**
- **30% Design: Complete (2025)**
- **Project Needs Submittal: Complete (Pending Submittal)**
- **Media/Vendor Coordination: In Progress**
- **RSSCT Planning: February – March 2026**
- **RSCCT Testing at Mines: Spring – Summer 2026**
- **Final Media Selection: Summer 2026**
- **60% Design Plans, Basis of Design Report: Late Summer - Fall 2026**
- **CDPHE Design Review: Winter 2026**
- **Plans for Bidding / 90% Design: Early 2027**
- **Construction: Mid – Late 2027**



Forest Hills Metropolitan District Operations Report

February 2026

Wastewater Treatment Facility Repairs/Upgrades

- Effluent Wetwell Plumbing – This project includes removing existing plumbing and replacing with Sch. 80 PVC fittings including, checks valves, flanges, etc. and connecting back into existing contact basin. Servicing the effluent pumps at the same time. Estimated cost to complete is ~\$12,000.00. If the Board would like to proceed, a formal proposal will be provided.
 - **Complete – working great!**
- Sludge Hauling for WWTP
 - Complete for 2025 year, unless required.
 - Would like to Sludge Haul in February to get plant ‘back on track’ with solids, but to also complete annual 503 sampling.
 - **Complete**
 -
- Work w/ District and DRC to schedule jetting of FHMD collection system
 - Repairs? Discuss w/ Dave and Public Alliance
 - **Awaiting schedule availability and update on previous discussions of point-repairs**
- LS electrical/underground conduit repair – discuss “issue”
 - Productive to be on-site either 9/19 or 9/22
 - Thunder Mountain to be on-site 9/19 or 9/22
 - Altitude Electric to be on-site 9/24
 - Average cost \$200/hr to \$3500 total
 - DDC to determine best vendor
 - **Running great, will anticipate this work to be completed sometime Spring 2026.**

Water Treatment Facility Operations

- Will begin to contact Well Companies provided by AJ to get quotes/availability for Well 1, 8, and 9 replacements.
 - Well #1 replaced, re-commissioned, and operational!
 - Need new plumbing in the vaults now (check valve failed) – DDC to provide formal quote, but will be ~\$3200 for entire rework.
 - **Complete**
 - New flow meter required, AJ informed and provided approval for Metron
 - **Complete**

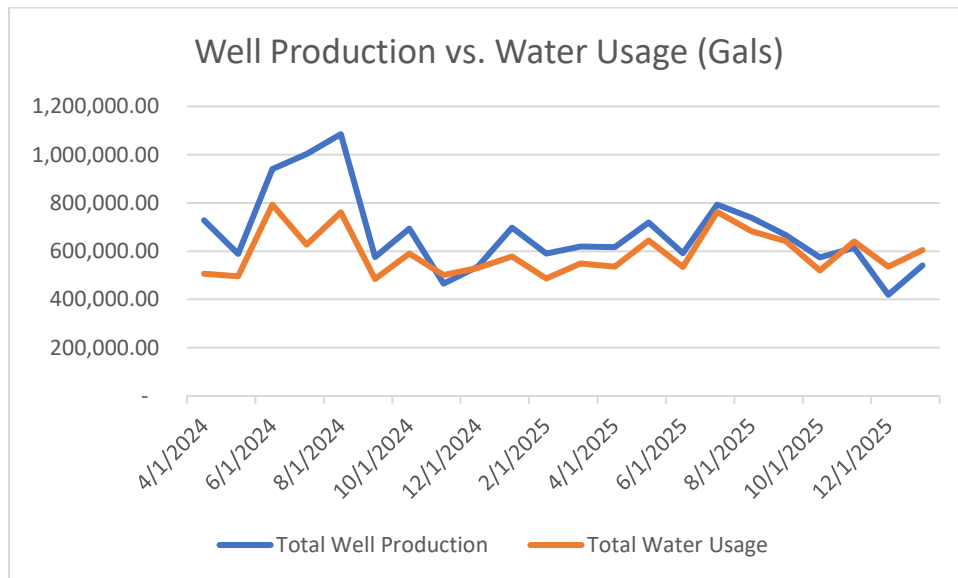


- Well #5 Replaced due to Xcel power outages, working great
 - Flow meter replaced as well
- Well #3 electrical damaged due to Xcel outages
 - AJ approved component, anticipating install week of 1/19
 - **Complete**
- AJ/Public Alliance to schedule remaining Water Meter installs.
 - Awaiting more scheduled installs- Mike will begin reaching out again.
 - **Public Alliance is re-beginning the scheduling w/ homeowners. Mike to provide latest list of meters to be replaced**

Water Production and Discharge Monitoring Reports

- Water Meter Readings:
 - January: Total Water Usage = 605,280 gallons
 - January: Total Water Production = 541,343 gallons
 - January Difference: -11.81%
- Wastewater Treatment DMR's:
 - January Average Influent Flow = 14, 500 Gallons per Day
 - January Maximum Influent Flow = 18,000 Gallons per Day
 - January Effluent Exceedances: None

Water Discrepancy Graph





Irrigation System and Ponds

- Pond 4 pump pulled and winterized, pond 6 to be pulled asap
 - All irrigation pumps removed by 11/3

Upcoming Projects

- DDC working on Fire Hydrant List – Status, maintenance, repairs
 - Complete
- DDC to compile Distribution System valve list for exercising, repair, and maintenance
 - Most likely to begin early Spring once road is free of snow
- Update and Repair WWTP and Lift Station Alarms and Controls – swap to High-Tide units.
 - Test run at WWTP and LS with potential to do WTP and Wells too.
 - WWTP + LS = \$10,385.92

DISTRICT MANAGER'S REPORT

To: Board of Directors, Forest Hills Metropolitan District

From: AJ Beckman, District Manager

Date: February 12, 2026

GENERAL MATTERS

Agreements:

- **Alpine Homescapes** - The Purchase Order for Phase II of Park Improvements with Alpine Homescapes in the amount of \$133,683.38 was approved at the December 22nd Board meeting. Alpine has requested that payments be made every two-weeks. That schedule has been accommodated.
- **Public Alliance** - The updated service agreement with Public Alliance has been reviewed and approved by the District's Attorney. The 2026 agreement is included in the meeting packet.
- **Bill.com** – The billing platform has been set up.
- **Scott C. Wright** – The Auditor Engagement Letter is included in the packed in the amount of \$9,000.

Website: The new website is now live. The existing director emails are working.

GIS: The jamGIS system is active. Direct Discharge, Element, and Public Alliance have access.

Community Correspondence: Nothing since the last Board meeting.

HOA MATTERS

None

WATER SYSTEM AND PONDS

Wells: No update

Treatment Facility: No update

Distribution System: No update

Ponds: All aerators were confirmed to be working on February 13th.

WASTEWATER

Treatment Facility: No update

Collection System: 2026 sewer line cleaning and video inspection by DRC Construction Services is complete. Their invoice in the amount of \$17,235.26 is included in the meeting packet.

ROADS

No update

FACILITIES AND OPEN SPACE

Guard Shack: New blinds have been ordered. Ms. Hord will coordinate with Colorado Greenscapes to install once they're available for pickup.

Monument Sign Electric Work: Two proposals are included in the meeting packet; one from Magee Electric in the amount of \$12,525 to re-run the wire underground. The other proposal from Blue Diamond Electric runs new wire in the existing above-ground conduit in the amount of \$2,918.40. Ms. Hord is pursuing an additional proposal from Magee Electric to match the scope provided by Blue Diamond.

Community Park: Work is underway on Phase II. The community has been notified to stay clear of active construction areas and heavy equipment. We received the new signposts, and we are working with Colorado Greenscapes to get them installed. The signs and poles have arrived. They are ready for installation.

Forest Management: Proposals from Sylvan Forestry are included in the meeting packet to:

1. Conduct review and assessment of private property and suggest next steps to private property owners.
2. Survey the District's property for infested trees, and make recommendations for treatment as well as inventory trees for wildfire Assessment and provide a treatment "prescription". This would be different that the requirements of the US Forest Service and the Board could collaborate on the scope of removal.