

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HELD JANUARY 9, 2025

A Special Meeting of the Board of Directors (the “**Board**”) of the Crowfoot Valley Ranch Metropolitan District No. 1 (the “**District**”) was convened on Thursday, the 9<sup>th</sup> day of January 2025, at 10:30 a.m. via Zoom Meeting. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Chad Murphy  
Richard Cross  
Sean Logue  
Christopher Crawford

#### Also In Attendance Were:

Ann Finn, Sarah Warner, and Troy Ruddell; Public Alliance LLC  
Matt Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Joey Burross, Dan McVaugh, Michael Dahl, Luke Lofman, and Ashley;  
Residents

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State.

Attorney Ruhland noted that a quorum was present and requested members of the Board 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 the statute. It was noted that all Directors’ Disclosure Statements have been filed.

#### ADMINISTRATIVE MATTERS

Agenda: The Board reviewed a proposed Agenda for the District’s Special Meeting.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Agenda was approved, as presented.

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**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board noted that the meeting was held via Zoom Meeting.

**Resolution Designating Posting Location:** The Board reviewed the Resolution Designating Posting Location.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board adopted the Resolution Designating Posting Location.

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### **PUBLIC COMMENT**

Ashley requested additional information regarding trail maintenance requirements, the naming of new trails, and the staging area for BrightView Landscape located in Phase 2. Mr. McVaugh expressed interest in organizing a trail maintenance committee and assist with trail mapping. Both Mr. Dahl and Mr. McVaugh raised questions concerning the construction of the trails.

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### **OPERATIONS AND MAINTENANCE**

**2025 Landscape Maintenance Contract:** Ms. Warner presented the bids for the 2025 Landscape Maintenance Contract to the Board. Following a review and discussion, the Board requested additional information from the bidders before awarding a contract.

**Timberline TrailCraft:** The Board reviewed a proposal from Timberline TrailCraft for trail maintenance and repair work.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board approved the proposal subject to verification of the final cost.

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### **OTHER BUSINESS**

**Native Management Plan:** Ms. Finn reported that Kristin Oles has left High Plains Environmental Center and started her own company, Resilient Roots Ecology. The Board directed staff to obtain a proposal from Ms. Oles for native area management services.

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### **ADJORNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the meeting was continued to Wednesday, January 15<sup>th</sup> at 1:30 p.m.

Respectfully submitted,

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Signed by:  
By: Ann Finn  
Secretary for the Meeting