

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
THE CANYONS METROPOLITAN DISTRICT NO. 7 (THE “DISTRICT”)
HELD FEBRUARY 11, 2026**

A regular meeting of the Board of Directors of The Canyons Metropolitan District No. 7 (referred to hereafter as the “Board”) was convened on Wednesday, February 11, 2026, at 10:00 a.m. This meeting was held via Zoom and was open to the public.

ATTENDANCE

Directors In Attendance Were:

Michele Miller, President
Dennet Hutchinson, Vice President
Sue Zloth, Assistant Secretary
Jessica McDonagh, Treasurer

Also in Attendance Were:

Ben McDowell, Hannah Wasson, Ariel Fuqua, Victoria Filippi;
Advance HOA Management
Tate Crosby; WBA, P.C., District General Counsel
Dave Birt; Shea Canyons, LLC, Construction Manager
Will Medellin; BrightView Landscape
Two Members of the Public

ADMINISTRATIVE MATTERS

Call to Order: Upon a motion by Director McDonagh, seconded by Director Zloth, unanimously carried the meeting was called to order at 10:00 a.m.

Declaration of Quorum/ Director Conflict of Interest

Disclosures: A quorum was confirmed. Mr. McDowell reported that disclosures for those directors that provided WBA, P.C. with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. McDowell inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda: Upon a motion by Director McDonagh seconded by Director Hutchinson, the Board unanimously approved the Agenda, subject to addition of item 10a, Consider Appointment to Fill Board Vacancy.

PUBLIC COMMENTS

None.

CONSENT AGENDA

Consider Approval of Minutes of Regular Meeting held January 14, 2026: Upon a motion duly made by Director Zloth, seconded by Director McDonagh and, upon vote, unanimously carried, the Board approved/ratified the Consent Agenda item.

FINANCIAL MATTERS

Consider Approval/Ratification of Payables: Ms. Filippi reviewed the payables with the Board. Following review, upon a motion made by Director McDonagh, and seconded by Director Zloth, the Board unanimously approved the payables, as presented.

Consider Approval of Unaudited Financial Statements for Period ending December 31, 2025: Ms. Filippi reviewed the Financial Statements with the Board. Following review and discussion, upon a motion duly made by Director McDonagh, seconded by Director Zloth, and upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements.

LEGAL MATTERS

Update re Intergovernmental Agreement with the City of Castle Pines, Colorado re Park and Recreation Ownership, Operation, and Maintenance: Ms. Crosby provided an update to the Board regarding the IGA.

MANAGER/OPERATIONS MATTERS

Consider Approval of Artificial Turf Repair Proposal from Indy Artificial Turf: Mr. McDowell provided an overview of the proposal, noting that this will be submitted for reimbursement from the City of Castle Pines. Following review and discussion, upon a motion duly made by Director Zloth seconded by Director McDonagh, and upon vote, unanimously carried, the Board unanimously approved the Artificial Turf Repair Proposal from Indy Artificial Turf.

Consider Approval from BrightView Landscape for Winter Watering: Mr. McDowell provided an overview of the proposal. Following review and discussion, upon a motion duly made by Director Zloth seconded by Director Hutchinson, and upon vote, unanimously carried, the Board unanimously approved the Proposal for Winter Watering.

Consider Approval from BrightView Landscape for Turf Mite Control: Mr. McDowell reviewed the proposal. Following review and discussion, upon a motion duly made by Director Daily seconded by Director Hutchinson, and upon vote, unanimously carried, the Board unanimously approved the Proposal for Turf Mite Control.

Manager's Report: Mr. McDowell presented the Manager Report to the Board noting key topics.

BrightView Monthly Maintenance Report: Mr. Medellin presented the January Maintenance Report. The Board requested that BrightView provide a proposal to add unions to the backflows and directed management to add the backflow preventers to the insurance policy.

OTHER BUSINESS

Consider Appointment to Fill Board Vacancy: Following review and discussion, upon a motion duly made by Director McDonagh, seconded by Director Hutchinson, and upon vote unanimously carried, the Board appointed Dennis Stevens serve on the Canyons Metropolitan District No. 7 Board of Directors.

ADJOURMENT

There being no further business to come before the Board at this time, following a motion and a second, unanimously carried, the meeting was adjourned at 10:51 a.m.

Respectfully submitted,

By _____

Secretary for the Meeting