

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF
THE CANYONS METROPOLITAN DISTRICT NO. 7 (THE “DISTRICT”)
HELD JANUARY 14, 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, January 14, 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 Zloth, seconded by Director Hutchinson, unanimously carried the meeting was called to order at 10:03 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 Hutchinson seconded by Director McDonagh, the Board unanimously approved the Agenda.

PUBLIC COMMENTS

None.

CONSENT AGENDA

Consider Approval of Minutes of Regular Meeting held November 12, 2025, Approval of Minutes of Districts 5 and 7 Joint Annual Meeting held November 12, 2025, Ratification of Proposals for Renewal of General Liability Schedule and Limits, and Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fees, and Adoption of Resolution Designating Meeting Posting Location: Upon a motion duly made by Director Zloth, seconded by Director Hutchinson and, upon vote, unanimously carried, the Board approved/ratified the Consent Agenda items.

FINANCIAL MATTERS

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

Consider Approval of Unaudited Financial Statements for Period ending October 31, 2025, and November 30, 2025: Ms. Fuqua 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

Consider Approval of Engagement Letter with WBA, PC: Ms. Crosby provided an overview of the Engagement Letter, noting that there were no changes to the scope of services. Following review and discussion, upon a motion duly made by Director Hutchinson, seconded by Director McDonagh, and upon vote, unanimously carried, the Board unanimously approved the Engagement Letter with WBA, PC.

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. The Board discussed potential communication strategies to inform residents following completion of the transition.

EXECUTIVE SESSION

Executive Session: the Board reserves the right to enter into Executive Session for the following purposes: Receiving legal advice and discussing matters subject to negotiation and strategy pursuant to § 24-6-402(4)(b) & (e), C.R.S. related to Funding Request from 6183 Stable View Street for Landscape Improvements and Funding Request from 6159 Stable View Street for Landscaping: Upon motion duly made by Director Hutchinson and seconded by Director Zloth, and upon an affirmative vote of at least two-thirds of the quorum of the Board,

the Boards convened in executive session at 10:45 a.m. for the following purposes: Receiving legal advice and discussing matters subject to negotiation and strategy pursuant to § 24-6-402(4)(b) & (e), C.R.S. related to Funding Request from 6183 Stable View Street for Landscape Improvements and Funding Request from 6159 Stable View Street for Landscaping.

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

Pursuant to § 24-6-402(2)(d.5)(II)(B), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Board reconvened in regular session at 11:26 a.m.

Director McDonagh departed the meeting.

MANAGER/OPERATIONS MATTERS

Consider Funding Request from 6183 Stable View Street for Landscape Improvements: Upon a motion duly made by Director Zloth and seconded by Director Miller, and upon vote, unanimously carried, the Board unanimously approved reimbursement for landscape improvements to the property owner for costs associated with the line items in the proposal, excluding the erosion control and synthetic turf line items. The total amount approved for reimbursement is \$4,107, subject to the receipt of actual invoices and execution of a release and nondisclosure agreement between the District and the property owner of 6183 Stable View Street.

Consider Funding Request from 6159 Stable View Street for Landscaping: Upon a motion duly made by Director Zloth and seconded by Director Hutchinson, and upon vote, unanimously carried, the Board unanimously approved reimbursement for landscape improvements to the property owner of an amount not to exceed \$1,220, subject to receipt of actual invoices and execution of a release and nondisclosure agreement between the District and the property owner of 6159 Stable View Street.

Consider Approval of OCH 2026 Terms of Engagement: Following review and discussion, upon a motion duly made by Director Hutchinson seconded by Director Zloth, and upon vote, unanimously carried, the Board unanimously approved the OCH 2026 Terms of Engagement.

Review and Consider Approval of Proposal for Drainage Repair Behind First Light Park: Mr. McDowell provided an overview of the proposal, noting that this will be submitted for reimbursement. Following review and discussion, upon a motion

duly made by Director Hutchinson seconded by Director Zloth, and upon vote, unanimously carried, the Board unanimously approved the Proposal for Drainage Repair Behind First Light Park.

Review and Consider Approval of Proposal for Winter Watering: Mr. McDowell provided an overview of the proposal, noting that certain areas are within the IGA and will be prorated and submitted for reimbursement. Following review and discussion, upon a motion duly made by Director Miller seconded by Director Hutchinson, and upon vote, unanimously carried, the Board unanimously approved the Proposal for Winter Watering.

Review and Consider Approval of Proposal for Mulch in Ramble Park: Mr. McDowell reviewed the proposal, noting that this will be submitted for reimbursement. 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 Mulch in Ramble Park.

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

BrightView Monthly Maintenance Report – November and December: Mr. McDowell presented the monthly maintenance report from BrightView.

Board Member Candidate Interview Meeting Date: The Board determined to hold a Special Meeting on February 10 to conduct candidate interviews.

OTHER BUSINESS

None.

ADJOURNMENT

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 11:45 a.m.

Respectfully submitted,

By _____

Secretary for the Meeting

**ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION**

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing The Canyons Metropolitan District No. 7, I attended the executive session meeting The Canyons Metropolitan District No. 7 convened at 10:45 a.m. on January 14, 2026, for the purpose of receiving legal advice and discussing matters subject to negotiation and strategy related to Funding Request from 6183 Stable View Street for Landscape Improvements and Funding Request from 6159 Stable View Street for Landscaping as authorized by § 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Tate E. Crosby, Esq.