

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 10  
HELD DECEMBER 4, 2025**

A Special Meeting of the Board of Directors (the “Board”) of the Green Valley Ranch East Metropolitan District No. 10 (the “District”) was convened on Thursday, December 4, 2025, at 3:00 p.m., by Zoom video/telephone conference. The meeting was open to the public.

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**ATTENDANCE**

**Directors Present:**

Mark Witkiewicz, President  
Paige Langley, Secretary/Treasurer

Following discussion, upon motion made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the absence of Director Klein was excused.

**Also Present:**

AJ Beckman and Justin Janca; Public Alliance, LLC

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Elizabeth Peros, Esq.; Sapphire Law Partners, LLC

Tracie Kaminski; Pinnacle Consulting Group Inc.

Megan Waldschmidt and Harrison Cohen; Board Candidates

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**ADMINISTRATIVE  
MATTERS**

**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 of Directors and to the Secretary of State. Mr. Beckman 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. Ms. Ivey noted that Disclosure Statements have been filed for all Directors. No additional conflicts were disclosed.

**Agenda:** Mr. Beckman distributed, for the Board review and approval, a proposed agenda for the District’s Special Meeting.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the agenda was approved.

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**Meeting Location and Posting of Meeting Notices:** The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the Board determined the meetings 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.

**District Insurance and Special District Association (“SDA”) Membership:** The Board discussed insurance and SDA 2026 membership.

Following discussion and review, upon a motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote unanimously carried, the Board approved renewing the District’s general liability insurance coverage, public officials’ coverage, workers’ compensation coverage and instructed consultants to proceed accordingly. The Board further directed the renewal of the District’s SDA 2026 membership.

**Vacancies on the Board:** Ms. Ivey advised the Board that there are currently two vacancies on the Board of Directors of the District. Ms. Ivey reported that on August 14, 2025, a notice of vacancies on the Board of Directors was published in the Aurora Sentinel requesting that eligible electors of the District who wish to be considered to fill a vacancy file a letter of interest no later than August 24, 2025. No such letters of interest were received. Ms. Ivey reported that Ms. Waldschmidt and Mr. Cohen have advised that they were qualified as eligible electors of the District and they have indicated their willingness to serve on the Board of Directors.

Following discussion, and upon motion duly made by Director Langley, seconded by Director Witkiewicz and, upon vote, unanimously carried, the Board appointed Ms. Waldschmidt and Mr. Cohen to the vacancies on the Board of Directors.

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**PUBLIC  
COMMENTS**

There were no public comments.

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**CONSENT AGENDA**

The Board then considered the following actions:

- Approve Minutes of July 11, 2025 Special Meeting.
- Ratify approval of 2024 Annual Report.

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- Ratify approval of the District’s new website.
- Ratify approval of Minutes of the February 10, 2025 Special Meeting.
- Ratify approval of the election of officers.
- Ratify approval of Service Plan Amendment.
- Ratify adoption of Resolution Adopting Revised Technology Accessibility Statement.
- Ratify adoption of Resolution to Include Property.
- Ratify approval of Escrow Agreement for Public Improvements with Aurora 310 Property LLC and Dillon Companies, LLC.
- Ratify approval of Advance and Reimbursement and Facilities Acquisition Agreement with Aurora 310 Property LLC.
- Ratify approval of initiating 2025 Bond Transaction and the engagement of Piper Sandler & Co.

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

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### **FINANCIAL MATTERS**

**Claims:** Ms. Kaminski reviewed with the Board the payment of claims.

Following discussion, upon motion made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the Board approved the payment of claims for the period beginning February 1, 2025, and ending December 2, 2025, in the amount of \$63,443.23.

**Unaudited Financial Statements:** Ms. Kaminski reviewed with the Board the unaudited financial statements dated August 31, 2025.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the Board accepted the unaudited financial statements dated August 31, 2025.

**Application for Exemption:** Ms. Kaminski discussed with the Board the requirements for an Audit.

Following discussion and review, upon a motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote unanimously carried, the Board approved the Application for Exemption from Audit for 2024.

**2025 Budget Amendment Hearing:** The President opened the public hearing to consider the amendment of the 2025 Budget and appropriating the funds to the approved budget.

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It was noted that publication of Notice stating that the Board would consider amendment of the 2025 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 this public hearing. No public comments were received, and the public hearing was closed.

Following review and discussion, upon motion duly made by Director Langley, seconded by Director Witkiewicz and, upon vote, unanimously carried, the Board adopted Resolution to Amend the 2025 Budget and Appropriate Expenditures.

**2026 Budget Hearing:** The President opened the public hearing to consider the proposed 2026 Budget and, and certifying the mill levies as provided in the budget.

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. Kaminski 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 Langley, seconded by Director Witkiewicz 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.

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### **LEGAL MATTERS**

#### **Annual Resolution, Election of Officers, and Regular Meeting Date/Location:**

Ms. presented to and reviewed with the Board a resolution, prepared annually to handle the District's ongoing operation and business. After review and discussion, upon motion by Director Witkiewicz, seconded by Director Langley, and unanimous vote, the Board of Directors approved the resolution including the election of the following officers to the Board of Directors and regular meeting date/location:

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President: Paige Langley  
Treasurer/Secretary: Mark Witkiewicz  
Assistant Secretary: Andrew Klein  
Assistant Secretary: Megan Waldschmidt  
Assistant Secretary: Harrison Cohen

Thursday, December 3, 2026, at 3:00 P.M., via video conference at <https://zoom.us/j/83212317462> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 832 1231 7462.

**Advance and Reimbursement and Facilities Acquisition Agreement with Dillon Companies, LLC:** The Board deferred discussion at this time.

**Outstanding Advance & Reimbursement Obligation Form for Advance & Reimbursement Agreement (Operations and Maintenance Expenses):** Ms. Ivey presented to and reviewed with the Board the Outstanding Advance & Reimbursement Obligation Form for Advance & Reimbursement Agreement (Operations and Maintenance Expenses).

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Outstanding Advance & Reimbursement Obligation Form for Advance & Reimbursement Agreement (Operations and Maintenance Expenses).

**Delegation Regarding Cost Sharing Agreement with Green Valley Ranch East Metropolitan District No. 14:** The Board deferred discussion at this time.

**Website Agreement with Streamline:** Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board ratified approval of the Website Agreement with Streamline.

**Revised Engagement Letter for Icenogle Seaver Pogue, P.C.:** Ms. Ivey presented to and reviewed with the Board a revised Engagement Letter for Icenogle Seaver Pogue, P.C.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the revised Engagement Letter for Icenogle Seaver Pogue, P.C.

**2025 Legislative Memorandum:** Ms. Ivey presented to and reviewed with the Board the 2025 Legislative Memorandum.

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### 2025 BONDS

#### Engagement of Services Providers:

Engagement Letter from Taft Stettinius & Hollister LLP for Bond Counsel: The Board reviewed an Engagement Letter from Taft Stettinius & Hollister LLP for Bond Counsel Services.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Engagement Letter from Taft Stettinius & Hollister LLP for Bond Counsel Services.

Engagement Letter from Taft Stettinius & Hollister LLP for Disclosure Counsel: The Board reviewed an Engagement Letter from Taft Stettinius & Hollister LLP for Disclosure Counsel Services.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Engagement Letter from Taft Stettinius & Hollister LLP for Disclosure Counsel Services.

Engagement Letter from King & Associates Inc. for Market Study Analysis: The Board reviewed an Engagement Letter from King & Associates Inc. for Market Study Analysis Services.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Engagement Letter from King & Associates Inc. for Market Study Analysis Services.

**Financial Forecast:** The Board entered into discussion regarding an engagement for the Financial Forecast.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the engagement of an entity for the Financial Forecast, subject to the approval of Director Witkiewicz and Ms. Ivey's review of the engagement letter.

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### OTHER BUSINESS

There was no other business.

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