

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NO. 10
HELD MAY 19, 2026**

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 Tuesday, May 19, 2026, at 11:30 a.m., at the southeast corner of North Picadilly Road and East 56th Avenue, Aurora, Colorado and via Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:

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

Also Present:

Justin Janca (in person) and Arielle Campo; Public Alliance, LLC

Kayla M. Enriquez, Esq.; Icenogle Seaver Pogue, P.C.

Tracie Kaminski; Pinnacle Consulting Group Inc.

CALL TO ORDER

Mr. Janca, noting the presence of a quorum, called to order the special meeting of the Board of Directors of Green Valley Ranch East Metropolitan District No. 10.

**DIRECTORS
MATTERS/
DISCLOSURE
MATTERS**

Attorney Enriquez advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosures previously made and summarized below which state the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the Board members present was necessary to obtain a quorum or otherwise enable the Board to act.

Attorney Enriquez then advised that written disclosures of interests were filed with the Secretary of State and the Board at least seventy-two hours prior to the meeting. Such filed written disclosure for the Board members present included:

Director Mark Witkiewicz disclosed his ownership interests of property located within the district and that he is a salaried employee of Westside Property

RECORD OF PROCEEDINGS

Investment Company, Inc. (“Westside”). Westside manages the day-to-day operations for ACM ASOF IX Aurora 310 JV, LLC., a Delaware limited liability company (“ACM”). ACM owns the Aurora 310 Commercial Property, of which Director Witkiewicz disclosed he has member’s and profits interests. This disclosure is associated with the approval of items on agenda that may affect his interests.

Director Paige Langley disclosed her ownership interests of property located within the district and that she is a salaried employee of Westside Property Investment Company, Inc. (“Westside”). Westside manages the day-to-day operations for ACM ASOF IX Aurora 310 JV, LLC., a Delaware limited liability company (“ACM”). ACM owns the Aurora 310 Commercial Property, of which Director Langley disclosed she has member’s and profits interests. This disclosure is associated with the approval of items on agenda that may affect her interests.

Director Andy Klein disclosed his ownership interests of property located within the district and that he is a salaried employee of Westside Property Investment Company, Inc. (“Westside”). Westside manages the day-to-day operations for ACM ASOF IX Aurora 310 JV, LLC., a Delaware limited liability company (“ACM”). ACM owns the Aurora 310 Commercial Property, of which Director Klein disclosed he has member’s and profits interests. This disclosure is associated with the approval of items on agenda that may affect his interests.

Director Megan Waldschmidt disclosed her ownership interests of property located within the district and that she is a salaried employee of Westside Property Investment Company, Inc. (“Westside”). Westside manages the day-to-day operations for ACM ASOF IX Aurora 310 JV, LLC., a Delaware limited liability company (“ACM”). ACM owns the Aurora 310 Commercial Property, of which Director Waldschmidt disclosed she has member’s and profits interests. This disclosure is associated with the approval of items on agenda that may affect her interests.

Director Harrison Cohen disclosed his ownership interests of property located within the district and that he is a salaried employee of Westside Property Investment Company, Inc. (“Westside”). Westside manages the day-to-day operations for ACM ASOF IX Aurora 310 JV, LLC., a Delaware limited liability company (“ACM”). ACM owns the Aurora 310 Commercial Property, of which Director Cohen disclosed he has member’s and profits interests. This disclosure is associated with the approval of items on agenda that may affect his interests.

The foregoing disclosures may be associated with approval of items on the agenda that may affect the interests of the Board members present.

RECORD OF PROCEEDINGS

AGENDA

Mr. Janca 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, as presented.

PUBLIC COMMENTS

There were no public comments.

MINUTES

March 26, 2026 Consolidated Study Session Minutes: The Board reviewed the March 26, 2026 Consolidated Study Session Minutes.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the March 26, 2026 Consolidated Study Session Minutes.

LEGAL MATTERS

Service Plan Un-Consolidation Amendment and Status of Service Plan: The Board reviewed the Service Plan Un-Consolidation Amendment and Attorney Enriquez provided an update regarding the same.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Service Plan Un-Consolidation Amendment.

Intergovernmental Agreement between the City of Aurora, Colorado and Green Valley Ranch East Metropolitan District Nos. 10-14 (“Service Plan IGA”): The Board reviewed the Service Plan IGA.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Service Plan IGA, subject to Ordinance No. 2026-08 of the City Council of the City of Aurora which approves the Consolidated Second Amended and Restated Service Plan for Green Valley Ranch East Metropolitan District Nos. 6-14 and First Amendment Thereto as it applies to Green Valley Ranch East Metropolitan District Nos. 10-14 taking effect on May 23, 2026.

Intergovernmental Cost Sharing Agreement with Sky Dance Metropolitan District No. 1: The Board reviewed an Intergovernmental Cost Sharing Agreement with Sky Dance Metropolitan District No. 1.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Intergovernmental Cost Sharing Agreement with Sky Dance Metropolitan District

RECORD OF PROCEEDINGS

No. 1, subject to any revisions acceptable to Director Witkiewicz, Director Langley, and legal counsel.

Intergovernmental Agreement with Fletcher Regional Improvement Authority Regarding 56th Avenue Regional Improvements: The Board reviewed an Intergovernmental Agreement with Fletcher Regional Improvement Authority Regarding 56th Avenue Regional Improvements.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Intergovernmental Agreement with Fletcher Regional Improvement Authority Regarding 56th Avenue Regional Improvements, subject to formation of the Fletcher Regional Improvement Authority and any revisions acceptable to Director Witkiewicz, Director Langley, and legal counsel.

Escrow Agreement for Public Improvements with Aurora 310 Property LLC and Dillon Companies, LLC: The Board reviewed an Escrow Agreement for Public Improvements with Aurora 310 Property LLC and Dillon Companies, LLC.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Escrow Agreement for Public Improvements with Aurora 310 Property LLC and Dillon Companies, LLC, subject to any revisions acceptable to Director Witkiewicz, Director Langley, and legal counsel.

Aerotropolis Patrol Authority Establishment Intergovernmental Agreement: The Board reviewed an Aerotropolis Patrol Authority Establishment Intergovernmental Agreement.

Following discussion, upon motion duly made by Director Langley, seconded by Director Witkiewicz, and upon vote unanimously carried, the Board approved the Aerotropolis Patrol Authority Establishment Intergovernmental Agreement, subject to any revisions acceptable to Director Witkiewicz, Director Langley, and legal counsel and review of the Participation Agreement described below.

Participation Agreement with Aerotropolis Patrol Authority: The Board reviewed a Participation Agreement with Aerotropolis Patrol Authority.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the Participation Agreement with Aerotropolis Patrol Authority, subject to any revisions acceptable to Director Witkiewicz, Director Langley, and legal counsel and receipt and review by Director Witkiewicz, Director Langley, and legal counsel of the Participation Agreement with Aerotropolis Patrol Authority.

RECORD OF PROCEEDINGS

Resolution Designating the District's Designated Representatives to the Aerotropolis Patrol Authority Board of Directors: The Board reviewed a Resolution Designating the District's Designated Representatives to the Aerotropolis Patrol Authority Board of Directors.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board adopted the Resolution Designating the District's Designated Representatives to the Aerotropolis Patrol Authority Board of Directors. Director Langley was appointed as the Designated Representative and Director Witkiewicz was appointed as the Alternate.

CONSTRUCTION MATTERS

Aurora 310 Infrastructure #1 Improvements: It was noted that the Request for Proposals was terminated and will be reopened at a later date. No action was required by the Board.

Master License Agreement with the City of Aurora: The Board entered into discussion regarding the Master License Agreement with the City of Aurora. It was noted the Agreement is pending negotiations with the City of Aurora. No action was taken by the Board.

FLETCHER REGIONAL IMPROVEMENT AUTHORITY (FRIA) 2026 BONDS

Resolution approving the ARI Mill Levy Pledge Agreement by and between FRIA and the District, in relation to the issuance by FRIA of its Senior Special Revenue Bonds, Series 2026A, Subordinate Special Revenue Bonds, Series 2026B and any other obligations of FRIA to be secured by the ARI Mill Levy Pledge Agreement in accordance with the terms thereof (the "Bonds"): The Board reviewed a Resolution approving the ARI Mill Levy Pledge Agreement between the District and FRIA in connection with the issuance by FRIA of its Senior Special Revenue Bonds, Series 2026A, Subordinate Special Revenue Bonds, Series 2026B, and any other obligations of FRIA to be secured by the ARI Mill Levy Pledge Agreement in accordance with its terms (collectively, the "Bonds").

Following discussion, upon a motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board adopted the Resolution approving the ARI Mill Levy Pledge Agreement between the District and FRIA in connection with the issuance of the Bonds, subject to formation of the Fletcher Regional Improvement Authority and any revisions acceptable to Director Witkiewicz, Director Langley, and legal counsel.

Additional Documents Necessary for Final Approval and Execution and Delivery by the District of the ARI Mill Levy Pledge Agreement and to otherwise facilitate FRIA's issuance of the Bonds: The Board entered into discussion regarding the approval, execution, and delivery by the District of such additional documents as may be necessary to finalize the ARI Mill Levy Pledge

RECORD OF PROCEEDINGS

Agreement and otherwise facilitate FRIA’s issuance of the Bonds.

Following discussion, upon a motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote unanimously carried, the Board approved the execution and delivery by the District of all additional documents necessary to finalize the ARI Mill Levy Pledge Agreement and facilitate FRIA’s issuance of the Bonds, subject to formation of the Fletcher Regional Improvement Authority and any revisions acceptable to Director Witkiewicz, Director Langley, and legal counsel.

FINANCIAL MATTERS

2025 Audit Exemption: Ms. Kaminski discussed with the Board the 2025 Audit Exemption.

Following discussion and review, upon a motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote unanimously carried, the Board ratified approval of the 2025 Audit Exemption.

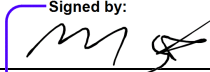
OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Klein, seconded by Director Witkiewicz, and upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By 
 Signed by:
 971A5DEDBE82475 Secretary for the Meeting