

**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
REDTAIL RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)  
(formerly known as Redtail Ridge Metropolitan District No. 3)  
HELD APRIL 2, 2025**

A Regular Meeting of the Board of Directors of the Redtail Ridge Metropolitan District (referred to hereafter as the “Board”) was convened on April 2, 2025, at 9:00 a.m., via Zoom video teleconference. The meeting was open to the public.

**ATTENDANCE**

Directors In Attendance Were:

Donald (“Don”) Guerra, President

David Saad, Assistant Secretary

Kathryn (“Kat”) Kendall, Treasurer

In Attendance Via Zoom:

Lisa Jacoby, Paula Williams, Esq., and Kate Olson, Esq; McGeady Becher Cortese Williams P.C.  
Jeff Peek and Jenna Trujillo; CliftonLarsonAllen LLP (“CLA”)

Brandon Collins and Michael Wolfersperger; Independent District Engineering Services, LLC  
 (“IDES”)

Evan Pesonen, Marshall Wheel and Charles Harker; Sterling Bay, LLC

**ADMINISTRATIVE MATTERS**

**Disclosure of Potential Conflicts of Interest:**

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested 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 statute. It was noted by Ms. Jacoby that disclosures of potential conflicts of interest were filed with the Secretary of State for the directors, and no additional conflicts were disclosed at the meeting.

**Quorum/Confirmation of Meeting Location/Posting of Notice:**

Ms. Jacoby confirmed the presence of a quorum.

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. Following discussion, and upon vote unanimously carried, it was determined to conduct the meeting at the above-stated date and time, via Zoom videoconference format. Notice of the date, time and format of this meeting was duly posted and the Board has not received any objections to the location or format, or any requests that the meeting be changed by taxpaying electors within the boundaries of the District.

**Agenda:**

The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Guerra, seconded by Director Saad, and upon vote unanimously carried, the Board approved the Agenda.

**Public Comment:**

There was no public comment.

**Minutes of the March 5, 2025 Regular Meeting and the March 13, 2025 Continued Regular Meeting:**

Following discussion, upon motion duly made by Director Guerra, seconded by Director Saad, and upon vote unanimously carried, the Board approved the Minutes of the March 5, 2025 Regular Meeting and the March 13, 2025 Continued Regular Meeting.

**CONSTRUCTION MATTERS**

**Construction Committee Report:**

Director Guerra provided a brief update noting that the limited Notice to Proceed (for mobilization only) was issued as authorized per the prior Board Meeting, and that the contract with M.A. Mortenson Company has now been executed.

**Issuance of Full Notice to Proceed to M.A. Mortenson Company (dba Mortenson Construction):**

Following discussion, upon motion duly made by Director Kendall, seconded by Director Saad, and upon vote unanimously carried, the Board approved the issuance of a full Notice to Proceed to M.A. Mortenson Company.

**Builder's Risk Insurance:**

Following discussion, upon motion duly made by Director Guerra, seconded by Director Kendall, and upon vote unanimously carried, the Board ratified approval of binding of Builder's Risk insurance for an amount of \$79,369.00.

**FINANCIAL / LEGAL MATTERS**

**Cost Certification No. 4:**

The Board reviewed Cost Certification No. 4. Following discussion, upon motion duly made by Director Guerra, seconded by Director Kendall, and upon vote unanimously carried, the Board approved Cost Certification No. 4, prepared by IDES, for an amount of \$109,198.08.

**Requisition No. 5 for Reimbursement to Redtail Ridge Portfolio, LLC, pursuant to the Facilities Funding Reimbursement and Acquisition Agreement ("FFRAA") in an amount of \$109,198.08 (plus interest), as approved in Cost Certification No. 4:**

Following discussion, upon motion duly made by Director Guerra, seconded by Director Kendall, and upon vote unanimously carried, the Board authorized Mr. Peek to prepare and process Requisition No. 5 for Reimbursement to Redtail Ridge Portfolio, LLC, pursuant to the FFRAA in an amount of \$109,198.08 (plus interest), as approved in Cost Certification No. 4.

## **OTHER BUSINESS**

### **Confirm Quorum for the May 7, 2025 Regular Board Meeting:**

The Board confirmed a quorum for the May 7, 2025 Board Meeting to be held at 9:00 a.m., via Zoom.

## **ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By: *Lisa Jacoby*  
Secretary for the Meeting