

**MINUTES OF  
A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
RED BARN METROPOLITAN DISTRICT  
HELD  
NOVEMBER 6, 2025**

A regular meeting of the Board of Directors (the “Board”) of the Red Barn Metropolitan District (the “District”) was convened on Thursday, November 6, 2025, at 10:00 a.m. This meeting was held via Zoom videoconference. The meeting was open to the public.

**ATTENDANCE**

**Directors In Attendance Were:**

Cynthia Myers  
Mark Hensley  
Joseph Sutton

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the absence of Director LeRoy Van Dyke was excused.

**Also In Attendance Were:**

Ann Finn; Public Alliance LLC

Elisabeth A. Cortese, Esq. and Kalen Hilliker (for a portion of the meeting), Esq.; McGeady Becher Cortese Williams P.C.

Diane Wheeler (for a portion of the meeting) and Kelsey Mtichell; Simmons & Wheeler, P.C.

Brenda Owings; Century Communities

Susie Ellis; Community Preservation Specialists, Inc. (for a portion of the meeting)

Anthony Kot; Brightview Landscape Services

Michael Eldridge; member of the public

**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST**

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes (“C.R.S.”) to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Ms. Finn noted that a quorum was present and requested members of the Board 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

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accordance with the statute. Attorney Cortese noted that all Directors' Disclosure Statements had been filed and that no additional conflicts were disclosed at the meeting.

### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Finn reviewed the agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board approved the agenda.

**Location of Meeting and Posting of Notices:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting. The Board determined to conduct this meeting via Zoom videoconference. The Board noted that notice of this meeting and the Zoom meeting information was duly posted, and the Board had not received any objections to the location and/or format of the meeting or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

**Minutes:** The Board reviewed the minutes of the July 14, 2025 Special Meeting Minutes and July 14, 2025 Annual Meeting.

Following discussion, upon motion duly made by Director Myers, seconded by Director Hensley and, upon vote, unanimously carried, the Board approved the minutes of the July 14, 2025 Special Meeting Minutes and July 14, 2025 Annual Meeting.

**Public Comment:** There were no public comments.

**Meeting Resolution:** Attorney Cortese presented for the Board's review and consideration a Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

The Board discussed 2026 meeting dates, and scheduled regular meeting dates on April 2, 2026, June 4, 2026 and November 5, 2026 at 10:00 a.m. via zoom. The Town Hall meeting is scheduled for 9:45 a.m. prior to the June 4, 2026, regular meeting, via zoom.

Following discussion and review, upon a motion duly made by Director Myers, seconded by Director Sutton and, upon vote unanimously carried, the Board approved Resolution No. 2025-11-01 Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting 24-Hour Notices.

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**Renewal of the District's Insurance and Special District's Association ("SDA") Membership for 2026:** The Board entered into discussion regarding the renewal of the District's insurance and SDA membership for 2026. The Board discussed the newly accepted improvements. Ms. Finn noted that they would be added to the Districts insurance.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board authorized the renewal of the District's insurance and SDA membership for 2026.

**District Transparency Notice:** Attorney Cortese discussed the requirements of Section 32-1-809, C.R.S.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board directed the Transparency Notice be posted on the District website, the SDA website, and filed with the required agencies.

### **FINANCIAL MATTERS**

**Claims:** Ms. Wheeler presented for the Board's review and consideration the payment of claims for the period ending September 30, 2025.

Following discussion and review, upon a motion duly made by Director Myers, seconded by Director Sutton and, upon vote unanimously carried, the Board ratified approval of and approved the payment of claims, in the total amount of \$42,197.07.

**Unaudited Financial Statements:** Ms. Wheeler presented for the Board's review the unaudited financial statements for the period ending September 30, 2025.

Following discussion and review, upon a motion duly made by Director Myers, seconded by Director Sutton and, upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2025.

**Memo from Public Alliance LLC regarding Rates for Management Services:** Ms. Finn reviewed with the Board and noted there was no rate increase for 2026. No action was needed by the Board.

**Third Amendment to Operation Funding Agreement between the District and Century Land Holdings, LLC:** Ms. Cortese reviewed the Third Amendment to

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Operation Funding Agreement between the District and Century Land Holdings, LLC.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board approved the Third Amendment to Operation Funding Agreement between the District and Century Land Holdings, LLC.

**Public Hearing on 2025 Budget Amendment:** Director Myers opened the public hearing to consider the Resolution to Amend the 2025 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend 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.

It was noted that an amendment to the Budget was not needed.

**Public Hearing on 2026 Budget:** Director Myers opened the public hearing to consider the proposed 2026 Budget and to discuss related issues.

Ms. Finn noted that Notice stating that the Board would consider adoption of the 2026 Budget and the date, time, and place of the public hearing was published pursuant to the statute. No written objections were received prior to the public hearing.

There were no comments from the public in attendance and the public hearing was closed.

Ms. Wheeler presented for the Board's review and consideration the estimated 2025 expenditures and the proposed 2026 expenditures.

Following discussion, the Board considered adoption of Resolution No. 2025-11-02 to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution No. 2025-11-03 to Set Mill Levies (with 10.062 mills in the General Fund, 54.911 mills in the Debt Service Fund and 3.294 mills for contractual obligations, for a total mill levy of 68.267 mills), subject to final assessed valuation from the County Assessor. Upon a motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board adopted the Resolutions and authorized the execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Weld County not later than December 15, 2025. Ms. Finn was directed to

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transmit the Certification of Budget to the Division of Local Government no later than January 30, 2026.

**Resolution Authorizing Adjustment of the District Mill Levy:** Attorney Cortese reviewed the Resolution Authorizing Adjustment of the District Mill Levy. Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board adopted the Resolution Authorizing Adjustment of the District Mill Levy.

**DLG-70 Mill Levy Certification and Mill Levy Public Information Forms:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form and the Mill Levy Public Information form (“Certification”) for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare, sign and file the Certification to the Board of County Commissioners and other interested parties

**Preparation of 2027 Budget:** The Board discussed preparation of the 2027 Budget.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2027 Budget.

**Engagement of Auditor:** The Board discussed the engagement of an auditor to perform the 2025 Audit.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board approved the engagement of Flynn CPA, LLC to perform the 2025 Audit, for an amount not to exceed \$5,000.

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### **LEGAL MATTERS**

**HB25-1090 compliance related to professional services provider engagements:** Attorney Cortese discussed HB25-1090 compliance related to professional services provider engagements with the Board and the Board acknowledged same.

**Public Hearing to consider the Petition for Inclusion for the inclusion of approximately 11.10 acres of real property owned by 13-32 Development, LLC:** Director Myers opened the public hearing on the Petition for Inclusion of Real Property (11.10 acres) submitted by 13-32 Development, LLC.

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It was noted that publication of Notice stating that the Board would consider the inclusion of the property, 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 discussion, upon motion duly made by Director Myers, seconded by Director Barney and, upon vote, unanimously carried, the Board approved Petition for Inclusion of Real Property (11.10 acres) submitted by 13-32 Development, LLC and adopted Resolution No. 2025-11-04, Resolution for Inclusion of Real Property.

**Updated Disclosure Pursuant to Section 32-1-104.8, C.R.S.:** Attorney Cortese discussed disclosure requirements with the Board.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board authorized the engineer to update the Boundary Map to reflect the inclusion of property.

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**CAPITAL MATTERS** **Status of Development:** Director Myers noted that Phase A1 and A2 improvements are complete. She also noted that Phase B improvements will be completed in spring and Phase C1 and C2 improvements will be completed in 2027.

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**OPERATIONS AND MAINTENANCE** **Service Agreement for Snow Removal Services between the District and Brightview Landscape Services, Inc.:** The Board reviewed the Service Agreement with Brightview Landscape Services, Inc. for snow removal services.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board approved the Service Agreement with Brightview Landscape Services, Inc. for snow removal services.

**Service Agreement for Landscape Maintenance Services between the District and Brightview Landscape Services, Inc.:** Mr. Kot reviewed the proposal from Brightview Landscape Services, Inc. for landscape maintenance services.

Following discussion, upon motion duly made by Director Myers, seconded by Director Sutton and, upon vote, unanimously carried, the Board approved the Service Agreement with Brightview Landscape Services, Inc. for landscape maintenance services and authorized Director Myers to review and approve change orders for additional services (tree care, detention pond/storm drainage improvements).

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**Future Operation and Maintenance Obligations:** The Board discussed the need for the District to maintain storm drainage improvements in the near future.

**Bill of Sale regarding improvements on Tract A and Outlots B through P:** Attorney Cortese discussed with the Board. No action was taken by the Board at this time.

**Final Acceptance for Red Barn Phase 1 Landscape:** The Board discussed final acceptance of Phase 1 Landscape Improvements. Following discussion, it was determined no action was required at this time.

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**COVENANT  
ENFORCEMENT/  
DESIGN REVIEW**

**Report from Community Manager / Violations Report / Design Review Report:** Ms. Ellis reviewed the Community Manager Report with the Board. Following discussion, it was noted that the Town of Mead approves any modifications to the landscape plans located in the ROW areas (tree lawns).

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**OTHER BUSINESS**

**None.**

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**ADJOURNMENT**

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

Respectfully submitted,

DocuSigned by:

*Mark Hensley*

By \_\_\_\_\_

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Secretary for the Meeting