

° Valerie Carlin, President - 2029 ° Erik Sweet, Vice President — 2027 ° Michael Masciocchi, Treasurer — 2029

° John Carlin, Secretary — 2029 ° Suzanne Roth, Director — 2027

RECORD OF PROCEEDINGS

A Meeting of the Board of Directors of the Aspen Village Metropolitan District was held Tuesday, April 7, 2026, at 6:00PM, Mountain Time at 313 Deer Ridge Road, in the Aspen Village Clubhouse and via Microsoft Teams.

ITEM NO. 1: Call to order – Mr. Simecek called the meeting to order at 6:05PM, Mountain Time and establishes a quorum is present.

Directors Present included: Valerie Carlin, President, Eric Sweet, Vice President, John Carlin, Secretary, Michael Masciocchi, Treasurer and Suzanne Roth, Director.

Others Present: Andrew Stewart , Merrick Engineering, Jo Mueller (Lot 129), Steve Wright (Lot 103), Kate Spencer (Lot 110), Bill Woodward (Lo 141), Besty Simms (Lot 74), Roger Baillargeon (Lot 2) and Jerome Simecek, Jim Korpela, Sarah Anne Ryman and Val Loughman of The Romero Group.

ITEM NO. 2: Approval of Agenda –

Mr. Sweet motions to approve the agenda: seconded by Ms. Roth.

The Motion passes unanimously.

ITEM NO. 3: Approval of Meeting Minutes from December 9, 2025

Mr. Carlin made a motion to approve the minutes from February 17, 2026, as presented; seconded by Mr. Sweet.

The motion passes unanimously.

ITEM NO. 4: Owner Comment – Ms. Mueller mentioned she will be installing a new home and asked if she could store excavated dirt once construction begins. The Board asked the owner to provide the quantity expected to be stored and the Board will check with Pitkin County Land Trust on regulations for storing in the open field.

Ms. Spencer mentioned new Aspen Village HOA Declarations are in the final stages of revision. The annual HOA Dump Day will be May 16th and 17th.

ITEM NO. 5: Board Comment – Ms. Roth mentioned some young residents are building stuff in the field past lot 149. She asked if the streetlights operations had been inspected. There was discussion of the Pitkin County watering restriction for the summer of 2026.

Mr. Sweet asked if the wells capacity should be inspected for water supply. Mr. Simecek stated he will reach out to High Country Utility Services to do a flow test first to determine the level and then will discuss the outcome with the Board. Also, Ms. Carlin mentioned that landscaping irrigation will need to be reduced this season.

Mr. Carlin mentioned the TRG monthly invoice. There was discussion regarding and Mr. Simecek, stated TRG does have associations that are on a fixed management fee, however, labor

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is on a T&M. After discussion it was mentioned that TRG provides a proposal for a fix management fee to be considered. Mr. Simecek will check on the timing when the current management contract expires. Management agreement is currently renewed annually. Ms. Carlin mentioned to re-visit the frequency of Board meetings for save on costs.

Item NO. 6: Old Business / Manager's Report –

a. Wastewater Treatment Plant Update: Mr. Simecek and Ms. Ryman mentioned the final adoption of a resolution authorizing the issuance of general obligation debt document for the RD/RUS Interim Loan Agreement and Resolution documents needed to signed at the meeting and then the documents need to go back to CO Bank. Ms. Ryman asked who the Board would like as authorize signers on the District bank accounts and noted Ms. Carlin, Mr. Simecek and herself are already designated co-assigners. The Loans and Grants will be handled separately in separate bank accounts.

Mr. Carlin made a motion to accept the Resolution 2026-01 approving an Interim Loan from COBANK in the amount not to exceed \$4,152,000; seconded by Mr. Masciocchi. Roll Call was called. Motioned carries unanimously with no abstentions.

Mr. Simecek mentioned another document requiring signature or information to be completed on the Master Agreement for Cash Management and Transaction Services.

Ms. Ryman provided an update on the USDA loan and funds authorization and 1st payment.

b. Construction Update w/ Merrick & GSE Constructions.

Mr. Simecek asked for motion to ratify the relocation of the WWTP building per drawing provided by Merrick and emailed to the Metro Board.

Ms. Roth made a motion to ratify the relocation of WWTP; seconded by Mr. Sweet.

The motion passed unanimously.

Mr. Stewart gave an overview of the WWTP project and timeline. He noted the project is expected to take 18 months to complete.

He mentioned there is one change order for an effluent sampler, which is new requirement by CHPE.

The was discussion regarding the community impacts regarding traffic. Noted was mostly the impact will be during lining the sewer piping within the community. There will be some impact on large equipment coming in and out in the actual WWTP area. Notices will be sent to the community when information is provided, especially for traffic

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impacts. Mr. Stewart mentioned he is hoping to start the sewer lining in mid-May. Mr. Stewart answered questions from the board. Mr. Simecek mentioned that lagoons will stay active during the construction until the new WWTP is switched over.

c. Board Construction Sub-Committee

Mr. Simecek mentioned that Mr. Dewire, Mr. Masciocchi and Mr. Sweet agreed to be the construction sub-committee. Mr. Carlin agreed to be an alternate for the sub-committee.

Ms. Roth made a motion to accept the sub-committee of Jay Dewire, Michael Masciocchi and Erik Sweet; seconded by Mr. Carlin.

The motion carried unanimously.

Mr. Simecek asked the Board to decide on what authority the Board has for restrictions of the committee. It was determined to start at a \$50,000 cap per change order/payout to be reviewed by the Board. Mr. Korpela suggested the sub-committee to review the change order/ payout and make the recommendation to the board for approval over \$50,000.

- d. The Romero Role** – Mr. Simecek explained the TRG administration roles per the construction support contract document provided. The contract documented the total amount estimated for the WWTP project. The Board commented they thought the value of the TRG administration roles is worth TRG expertise.

Item NO. 8 – New Business

- a. 2026 Landscaping Proposals** – Mr. Simecek mentioned 3 proposals were received by 3 separate landscaping contractors. He noted the contractors were provided with the same scope of work. After discussion the Board decided to keep Rivas Landscaping for the 2026 season.
- b. Discussion Fitness Room cleaning / painting** – Painting the fitness room was discussed and the repair was put on hold to a later date.
- c. Owner Request to Open Pool Early** – The Board agreed to open the pool Memorial Day weekend and not open early based on the 2026 budget terms.
- d. Application for Grant of Additional Kodiak Bear Proof Containers** – TRG will apply for additional bear proof container grant by Colorado Parks & Wildlife.
- e. AMD Bank** – Signatory Information Form - Mr. Masciocchi signed AMD Bank form to be a signatory and provided the documents required.

NO. 9 – Executive Session – *No executive meeting needed.*

Item NO. 10: Next Meeting – The board moved the next meeting to Tuesday, April 7, 2026, in person and via Microsoft Teams at 6:00PM.

Item NO. 11: Adjournment - The meeting adjourned at 8:50PM

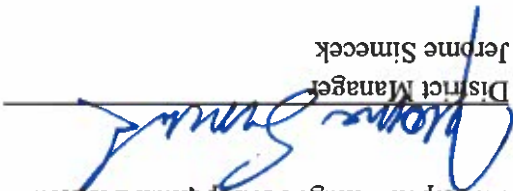
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The foregoing minutes constitute a true and correct copy of the minutes of the above-referred meeting and were approved by the Board of Directors of the Aspen Village Metropolitan District.

Date of Approval

June 9, 2024

District Manager
Jerome Simecek



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