

**RIDGELINE VISTA METROPOLITAN DISTRICT
SPECIAL MEETING AGENDA
September 11, 2026; 11:00 AM**

Board of Directors	Office	Term Expiration
Eric Eckberg	President	May 2029
Richard Spurway	Secretary	May 2029
Augdon Greening	Assistant Secretary	May 2027
Gary Duke	Treasurer	May 2029
Vacant		May 2027

Meeting Location: *The District's physical location for regular and special meetings is 327 E Bridge St, Brighton, Colorado 80601. Pursuant to § 32-1-903 CRS, as amended, the District's meetings may be conducted electronically, telephonically or by other virtual means.* **Directors and members of the public that wish to participate in the meeting without visiting the physical location may do so via teleconference by dialing (720) 707-2699 and entering Conference ID: 857 3972 3627, Passcode: 273789 or videoconference on <https://us06web.zoom.us/j/85739723627?pwd=CaxXAxyBpHnp8JYMWlrCaIUbHejdq1.1>.**

AGENDA

1. Call to Order and declaration of quorum
2. Consent Agenda
 - 2.1. Present disclosures of potential conflicts of interest
 - 2.2. Approve agenda
 - 2.3. Approval of minutes from July 29, 2026 (enclosure)
3. Public Comment
4. Make a Final Determination to Issue and Refund General Obligation Indebtedness. Specifically, the Board will Consider a Resolution to Authorize and Adopt the Parameters Pursuant to which the District may Issue its General Obligation Limited Tax Refunding Bonds, Series 2026 in a Maximum Principal Amount Not to Exceed \$8,500,000 (the "Bonds"), for the Purpose of Refunding or Refinancing the District's Currently Outstanding General Obligation Indebtedness. It is anticipated that the Resolution will also Authorize the Execution and Delivery of Other Agreements and Documents Necessary or Appropriate in Connection with the Issuance of the Bonds.
5. Review, Ratify and/or Approve Monthly Payment of Claims (enclosure)
6. Review Cash Position and Unaudited Financial Statements (enclosure)
7. Conduct Public Hearing to Consider Approval of 2027 Budget (enclosure)
8. Adopt 2027 Budget, Appropriate 2027 Expenditures (enclosure)
9. Review and Consider Approval of 2027 Annual Administrative Resolution (enclosure)
10. Consider Approval of Resolution Calling Special Election on May 4, 2027 (enclosure)
11. Consider an Amendment to the District's Policies and Amended Rules and Regulations Governing Enforcement of the Covenants and Restrictions of Ridgeline Vista

12. Discuss and schedule annual public meeting pursuant to § 32-1-903(6)(a), C.R.S.
13. Other Business
14. Adjourn

**The next regular meeting of the Board of Directors
is scheduled for 10:00 AM on October 21, 2026.**

Posted on the District's website at <https://ridgelinevistamd.com/> at least 24 hours prior to the meeting.

RECORD OF PROCEEDING

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

RIDGELINE VISTA METROPOLITAN DISTRICT

HELD JULY 29, 2026

A Special meeting of the Board of Directors of the Ridgeline Vista Metropolitan District was held on July 29, 2026, at 11:00 a.m. at 327 E Bridge St, Brighton, Colorado 80601, and via videoconference and teleconference. The login and dial-in information were listed in the meeting notice posted by the District and the public was able to attend the meeting in person or via videoconference or telephone conference call, if they desired.

ATTENDANCE

The following directors were in attendance:

Eric Eckberg, President
Dick Spurway, Secretary
Gary Duke, Director
Augdon Greening, Director

Also present was:

Joel Meggers, Amy Gonzalez and Kayla Blair, Michael Schenfeld and Nicole Baile of Community Resource Services of Colorado, LLC
Michael Davis, Esq. and Marisa Davis, of Law Office of Michael E. Davis, LLC
Hannah Shelter, Haynie and Company, LLC

ADMINISTRATIVE ITEMS:

Call to Order: Joel Meggers called the meeting for Ridgeline Vista Metropolitan District at 11:00 a.m. He noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve.

Disclosures of Potential Conflicts of Interest: The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating 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 members present was necessary to obtain a quorum or otherwise enable the Board to act. Written disclosures of the interest of all of the directors were filed with the Secretary of State at least 72 hours prior to the meeting. There were no additional disclosures.

Agenda: Upon a motion by Director Spurway and second by Director Greening and, upon vote, the Board unanimously approved the agenda as presented.

Approval of Minutes: The Board reviewed the Minutes of November 5, 2025 & December 18, 2025, Meetings. Following discussion, upon motion made by Director Spurway and second by Director Greening and, upon vote, the Board unanimously approved the minutes.

FINANCIAL MATTERS

Public Hearing to Consider Approval of 2025 Budget Amendment: Mr. Meggers opened the public hearing at 11:02 a.m. With no members of the public present, the public hearing was closed at 11:03 a.m. Mr. Meggers presented the 2025 budget amendment to the Board. Following discussion, Director Eckberg moved to approve the 2025 budget amendment. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously.

Review and Consider Approval of 2025 Audit: Ms. Shelter presented the 2025 audit to the Board and noted that the auditor was issuing an unmodified opinion letter, indicating a clean audit. Following review and discussion, Director Greening moved to accept the audit with revisions. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously. The Board directed Ms. Rodriguez to file the 2025 audit report with the Colorado Office of the State Auditor.

Consider Ratification of Actions Taken on or After March 23, 2021: Mr. Davis advised the Board that when various portions of the District were platted, the legal description of the Directors' Parcel changed from metes and bounds to lots and blocks and that there could be confusion as to which tract remained the Directors' parcel. Mr. Davis explained that Tract C, Ridgeline Vista Filing No. 1, was not the Directors' parcel and had been properly conveyed to the District on March 23, 2021. He further explained that the Director's parcel was included into Tract C, Filing 1, Amendment No. 3, which was recorded on July 7, 2023 with a table identifying the District as owner of the tracts. Neither the developer nor the District intended Tract C, Filing 1, Amendment 3, to be conveyed to the District by plat or any other instrument at that time, so as to avoid doubt the District quitclaimed the tract to CW-Blue Sky, LLC on January 31, 2025 (recorded February 3, 2025). Mr. Davis requested the matter of the Directors' parcel be documented in the minutes to avoid possible future confusion surrounding two different tracts within the District labeled Tract C, and that the Board consider ratifying all actions taken on or after the date when the first Tract C was properly conveyed to the District. Director Spurway moved to ratify all actions taken by the Board of Directors of the District on or after March 23, 2021. Upon a second by Director Greening, a vote was taken, and the motion carried unanimously.

Ratify the YTD Cash Position and Unaudited Financial Statements: Mr. Meggers presented the unaudited financials through June 30, 2026 to the Board. The Board discussed the costs associated with district management and covenant enforcement. In order to reduce costs, CRS will limit site visits to once per month.

LEGAL MATTERS

Regulation 29 Reporting Requirements: Mr. Davis reviewed the details of the reporting requirements for Regulation 29 which pertains to the restriction of the use of gasoline powered lawn and garden equipment. The District will be responsible for reporting any non-compliant use annually. No action was required at this time.

Review and Consider Ratification of Engagement Letter with Piper Sandler: Mr. Davis presented the engagement letter with Piper Sandler & Co. to the Board and noting the engagement letter pertains to potentially refinancing the District's bonds, which could save residents up to 10 mills. Director Duke moved to ratify the engagement letter. Upon a second by Director Spurway, a vote was taken, and the motion carried unanimously.

Other Business: There was none.

ADJOURNMENT

There being no further business to come before the Board, upon motion and second, the Board unanimously adjourned the meeting.

Respectfully submitted,

Secretary for the Meeting

System: 9/6/2026 4:49:39 PM
User Date: 9/5/2026

Ridgeline Vista Metro District
VENDOR CHECK REGISTER REPORT
Payables Management

Page: 1
User ID: drodriguez

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	7/24/2026
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Date

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
079	CO TRUST	Colorado Trust for Local News	8/17/2026	INBANK	PMCHK00000198	\$48.78
080	FIORE & SONS	FIORE & SONS, INC	8/17/2026	INBANK	PMCHK00000199	\$5,545.76
081	HAYNIE & COMPAN	Haynie & Company	8/17/2026	INBANK	PMCHK00000200	\$8,300.00
EFT0090	CRS	CRS of Colorado	8/17/2026	INBANK	PMCHK00000201	\$11,136.67
EFT0091	LAOW OFFICE OF	Law Office of Michael E Davis,	8/17/2026	INBANK	PMCHK00000202	\$4,740.50
EFT0092	VALOR	VALOR LANDSCAPE	8/17/2026	INBANK	PMCHK00000203	\$6,779.56
EFT0093	CITY OF BRTN	City of Brighton	8/17/2026	INBANK	PMCHK00000204	\$12,006.68
EFT0094	UNITED POWER	United Power	8/17/2026	INBANK	PMCHK00000205	\$55.48
EFT0095	WASTE CONNECT	Waste Connections of Colorado	8/17/2026	INBANK	PMCHK00000206	\$2,669.84

Total Checks:	9					Total Amount of Checks: \$51,283.27
						=====

RIDGELINE VISTA METROPOLITAN DISTRICT
CASH POSITION
Year to Date (YTD) as of August 31, 2026
Adjusted as of September 6, 2026

Account Activity Item Description	CHECKING INBANK	BOND ACCOUNTS		TOTAL ALL ACCOUNTS
		UMB Bond	UMB Surplus	
BEGINNING BANK BALANCE	\$ 20,510	\$ 977	\$ 579,158	\$ 600,645
YTD credits - total deposits, wires and transfers	676,282	409,877	14,738	1,100,897
YTD debits - total vouchers, wires and transfers	(638,806)	(224,043)	(975)	(863,824)
YTD bank balance	57,986	186,811	592,921	837,718
Deposits in Transit	-	-	-	-
Less outstanding checks	-	-	-	-
Adjusted balance at end of period - agrees to page 2 ending fund allocation	57,986	186,811	592,921	837,718
Less amount restricted for debt	(49,994)	(186,811)	(592,921)	(829,726)
Less amount restricted/allocated for capital	-	-	-	-
UNRESTRICTED/UNALLOCATED BALANCE AT END OF PERIOD	7,992	-	-	7,992
Current period activity				
August property tax	4,225	-	-	4,225
Transfer pledged revenue	(3,652)	3,652	-	-
Current deposits	350	-	-	350
Current payables	(32,746)	-	-	(32,746)
Restricted current period activity	-	(3,652)	-	(3,652)
Total current period adjustments	(31,823)	-	-	(31,823)
TOTAL ADJUSTED CASH	\$ (23,831)	\$ -	\$ -	\$ (23,831)

RIDGELINE VISTA METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of August 31, 2026
Unaudited

	GENERAL	DEBT	TOTALS ALL FUNDS
Account Activity Item Description			
Beginning fund balances	\$ 21,105	\$ 580,135	\$ 601,240
YTD DEPOSITS			
Property taxes	71,515	455,572	527,087
Specific ownership taxes	1,905	11,920	13,825
Interest	104	17,961	18,065
Administrative fee	5,355	-	5,355
Operations and maintenance fee	112,027		112,027
Total deposits	190,906	485,453	676,359
YTD total expenditures	(226,019)	(235,862)	(461,881)
OTHER FINANCING SOURCES (USES)			
Developer advance	22,000	-	22,000
Total other financing sources (uses)	22,000	-	22,000
YTD ENDING AVAILABLE FUND BALANCES	\$ 7,992	\$ 829,726	\$ 837,718

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RIDGELINE VISTA METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
GENERAL FUND
BUDGET VS. ACTUAL - CASH BASIS (NON-GAAP)
For the Eight Months Ended August 31,2026
Unaudited

	YTD Actual	2026 Adopted Budget	Variance Over (Under)	Percent of Budget (YTD 67%)
REVENUES				
Property taxes	\$ 71,515	\$ 71,789	\$ (274)	100%
Specific ownership taxes	1,905	3,589	(1,684)	53%
Administrative fee	5,355	6,120	(765)	88%
Operations and maintenance fee	112,027	193,800	(81,773)	58%
Interest	104	-	104	0%
Total revenues	<u>190,906</u>	<u>275,298</u>	<u>(84,392)</u>	<u>69%</u>
EXPENDITURES				
Audit	14,333	13,000	1,333	110%
County treasurer fees	1,074	1,077	(3)	100%
District management and accounting	62,189	95,000	(32,811)	65%
Dues and subscriptions	707	2,000	(1,293)	35%
Insurance and bonds	937	3,000	(2,063)	31%
Landscape tracks and pocket park	80,878	100,000	(19,122)	81%
Legal	8,488	12,000	(3,512)	71%
Miscellaneous	380	2,000	(1,620)	19%
O&M billing support	15,619	-	15,619	0%
Snow	2,172	3,000	(828)	72%
Trash collection	19,509	35,640	(16,131)	55%
Utilities	19,733	65,000	(45,267)	30%
Emergency reserve	-	10,000	(10,000)	0%
Total expenditures	<u>226,019</u>	<u>341,717</u>	<u>(115,698)</u>	<u>66%</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(35,113)</u>	<u>(66,419)</u>	<u>31,306</u>	<u>53%</u>
OTHER FINANCING SOURCES (USES)				
Developer advances	22,000	52,000	(30,000)	42%
Total other financing sources (uses)	<u>22,000</u>	<u>52,000</u>	<u>(30,000)</u>	<u>42%</u>
NET CHANGE IN FUND BALANCE	(13,113)	<u>\$ (14,419)</u>	<u>\$ 1,306</u>	
BEGINNING FUND BALANCE	<u>21,105</u>			
ENDING FUND BALANCE	<u>\$ 7,992</u>			

RIDGELINE VISTA METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
DEBT SERVICE FUND
BUDGET VS. ACTUAL - CASH BASIS (NON-GAAP)
For the Eight Months Ended August 31, 2026
Unaudited

	YTD Actual	2026 Adopted Budget	Variance Over (Under)	Percent of Budget (YTD 67%)
REVENUES				
Property taxes	\$ 455,572	\$ 457,318	\$ (1,746)	100%
Specific ownership taxes	11,920	22,866	(10,946)	52%
Oil and gas revenue	-	30	(30)	0%
Interest	17,961	25,000	(7,039)	72%
Total revenues	<u>485,453</u>	<u>505,214</u>	<u>(19,761)</u>	<u>96%</u>
EXPENDITURES				
Bond payment - principal	-	5,000	(5,000)	0%
Bond payment - interest	223,913	447,825	(223,912)	50%
County treasurer fees	6,844	6,860	(16)	100%
Paying agent and cash management fees	5,105	9,000	(3,895)	57%
Total expenditures	<u>235,862</u>	<u>468,685</u>	<u>(232,823)</u>	<u>50%</u>
NET CHANGE IN FUND BALANCE	249,591	<u>\$ 36,529</u>	<u>\$ 213,062</u>	
BEGINNING FUND BALANCE	<u>580,135</u>			
ENDING FUND BALANCE	<u>\$ 829,726</u>			

Ridgeline Vista Metropolitan District
GENERAL FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	YTD Actual 8/31/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Property taxes	\$ 43,540	\$ 71,789	\$ 71,515	\$ 71,789	\$ 110,653
Specific ownership taxes	2,157	3,589	1,905	2,858	4,426
Administrative fee	19,635	6,120	5,355	7,395	6,885
Operations and maintenance fee	137,025	193,800	112,027	193,800	209,100
Interest	18	-	104	-	-
Total revenues	<u>202,375</u>	<u>275,298</u>	<u>190,906</u>	<u>275,842</u>	<u>331,064</u>
EXPENDITURES					
Audit	12,828	13,000	14,333	14,333	17,000
Bad debt	8,796	-	-	-	-
County treasurer fees	653	1,077	1,074	1,077	1,660
District management and accounting	114,758	95,000	62,189	72,039	60,000
Dues and subscriptions	1,770	2,000	707	800	2,000
Election	35	-	-	-	5,000
Insurance and bonds	3,458	3,000	937	4,899	5,400
Landscape tracks and pocket park	105,724	100,000	80,878	82,899	80,000
Legal	14,006	12,000	8,488	10,000	10,000
Miscellaneous	434	2,000	380	1,000	2,000
O&M billing support	-	-	15,619	20,000	20,000
Snow	3,915	3,000	2,172	3,000	3,000
Trash collection	20,367	35,640	19,509	30,529	35,670
Utilities	29,320	65,000	19,733	45,000	50,000
Emergency reserve	-	10,000	-	-	8,800
Total expenditures	<u>316,064</u>	<u>341,717</u>	<u>226,019</u>	<u>285,576</u>	<u>300,530</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(113,689)</u>	<u>(66,419)</u>	<u>(35,113)</u>	<u>(9,734)</u>	<u>30,534</u>
OTHER FINANCING SOURCES (USES)					
Developer advances	130,000	52,000	22,000	40,000	-
Transfer to/from capital projects fund	(11,859)	-	-	-	-
Transfer to debt service fund	(3,995)	-	-	-	-
Total other financing sources (uses)	<u>114,146</u>	<u>52,000</u>	<u>22,000</u>	<u>40,000</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>457</u>	<u>\$ (14,419)</u>	<u>\$ (13,113)</u>	<u>30,266</u>	<u>30,534</u>
BEGINNING FUND BALANCE	<u>(24,940)</u>			<u>(24,483)</u>	<u>5,783</u>
ENDING FUND BALANCE	<u>\$ (24,483)</u>			<u>\$ 5,783</u>	<u>\$ 36,317</u>

Ridgeline Vista Metropolitan District
DEBT SERVICE FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	YTD Actual 8/31/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Property taxes	\$ 217,696	\$ 457,318	\$ 268,990	\$ 457,318	\$ 553,276
Specific ownership taxes	10,784	22,866	8,669	17,338	22,131
Oil and gas revenue	5	30	-	-	-
Interest	33,742	25,000	12,673	25,000	25,000
Total revenues	<u>262,227</u>	<u>505,214</u>	<u>290,332</u>	<u>499,656</u>	<u>600,407</u>
EXPENDITURES					
Bond payment - principal	-	5,000	-	5,000	10,000
Bond payment - interest	447,825	447,825	223,913	447,825	447,563
County treasurer fees	3,267	6,860	4,035	6,860	8,299
Paying agent and cash management fees	5,998	9,000	4,834	9,000	9,000
Total expenditures	<u>457,090</u>	<u>468,685</u>	<u>232,782</u>	<u>468,685</u>	<u>474,862</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(194,863)</u>	<u>36,529</u>	<u>57,550</u>	<u>30,971</u>	<u>125,545</u>
OTHER FINANCING SOURCES					
Transfer from general fund	3,995	-	-	-	-
Total other financing sources	<u>3,995</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>(190,868)</u>	<u>\$ 36,529</u>	<u>\$ 57,550</u>	<u>30,971</u>	<u>125,545</u>
BEGINNING FUND BALANCE	<u>771,795</u>			<u>580,927</u>	<u>611,898</u>
ENDING FUND BALANCE	<u>\$ 580,927</u>			<u>\$ 611,898</u>	<u>\$ 737,443</u>

Ridgeline Vista Metropolitan District
CAPITAL PROJECTS FUND
2027 PROPOSED BUDGET
WITH 2025 ACTUAL, 2026 BUDGET, 2026 YTD AND 2026 ESTIMATED AMOUNTS
FOR THE YEARS ENDED AND ENDING DECEMBER 31,

	2025 Actual Modified Accrual	2026 Budget Modified Accrual	YTD Actual 8/31/2026 Cash Basis	2026 Estimated Modified Accrual	2027 Proposed Modified Accrual
REVENUES					
Interest	\$ 12,518	\$ -	\$ -	\$ -	\$ -
Total revenues	<u>12,518</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES					
Capital outlay	3,803,886	-	-	-	-
Developer advance repayments - principal	2,804,743	-	-	-	-
Developer advance repayments - interest	88,363	-	-	-	-
Paying agent and cash management fees	1,265	-	-	-	-
Total expenditures	<u>6,698,257</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(6,685,739)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES					
Developer advances	3,791,725	-	-	-	-
Transfer to/from general fund	11,859	-	-	-	-
Total other financing sources	<u>3,803,584</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	(2,882,155)	<u>\$ -</u>	<u>\$ -</u>	-	-
BEGINNING FUND BALANCE	<u>2,882,155</u>			-	-
ENDING FUND BALANCE	<u>\$ -</u>			<u>\$ -</u>	<u>\$ -</u>

Ridgeline Vista Metropolitan District
PROPERTY TAX SUMMARY INFORMATION
ADAMS COUNTY

	2024	2025	2026	2027	
Certified Assessed Value	\$ 3,712,380	\$ 4,179,300	\$ 7,939,540	\$ 10,450,800	
MILL LEVY					
General Fund	10.418	10.418	11.520	10.588	
Temp Mill Levy Reduction	0.000	0.000	-2.478	0.000	
Debt Service Fund	52.089	52.089	57.600	52.941	
Total Mill Levy	62.507	62.507	66.642	63.529	
PROPERTY TAXES					
General Fund	38,676	43,540	71,789	110,653	Increase
Debt Service Fund	193,374	217,696	457,318	553,276	\$ 38,863.75
Total Property Taxes	232,050	261,236	529,107	663,929	

BUDGET RESOLUTION

(2027)

CERTIFIED COPY OF RESOLUTION

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

At the special meeting of the Board of Directors of Ridgeline Vista Metropolitan District, City of Brighton, County of Adams, Colorado, held at 11:00 AM on Friday, September 11, 2026, at 327 E Bridge St, Brighton, Colorado 80601, by videoconference and by teleconference, there were present:

Eric Eckberg
Richard Spurway
Augdon Greening
Gary Duke

Also present was Michael Davis and Marisa Davis of the Law Office of Michael E. Davis, LLC (“District Counsel”)

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that a notice of the meeting was posted on the District's public website or at a public place within the boundaries of the District pursuant to applicable statutes and at the Adams County Clerk and Recorder's Office, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR TO HELP DEFRAID THE COSTS OF THE GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE RIDGELINE VISTA METROPOLITAN DISTRICT, CITY OF BRIGHTON, ADAMS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2027 AND ENDING ON THE LAST DAY OF DECEMBER, 2027.

WHEREAS, the Board of Directors (the “Board”) of the Ridgeline Vista Metropolitan District (the “District”) has authorized its consultants, treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2026; and

WHEREAS, the proposed 2027 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on September 10, 2026 in the Brighton Standard-Blade, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 11:00 AM on Friday, September 11, 2026, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF RIDGELINE VISTA METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein (the “Budget”), including without limitation the estimated revenues and expenditures for each fund included therein, is hereby approved and adopted as the budget of the District for fiscal year 2027. In the event of recertification of values by the County Assessor’s Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Appropriations. The amounts set forth as expenditures for each fund in the Budget are hereby appropriated for each such fund.

Section 3. Mill Levy Adjustment. When developing the Budget, consideration was given to any changes in method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines that in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Budget Certification. The Budget shall be certified by a director on the board of directors of the District and shall be made a part of the public records of the District.

Section 5. Certification of Mill Levies. For the purposes of meeting all of the District's general operating expenses, debt service obligations, contractual obligations, and capital expenditure obligations, as well as funding any applicable refunds or abatements during the 2027 budget year, the applicable mill levies set forth in the Budget are hereby adopted and approved. The attorney, accountant or manager for the District is hereby authorized and directed to certify to the Adams County Board of County Commissioners, no later than December 15, 2026, the mill levies for the District as set forth in the Budget. Such certification shall be in compliance with the requirements of Colorado law.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the Budget, and budget message with the Division of Local Government by January 30 of the ensuing year.

The foregoing Resolution was seconded by Director _____.

RESOLUTION APPROVED AND ADOPTED ON SEPTEMBER 11, 2026.

RIDGELINE VISTA METROPOLITAN DISTRICT

By: _____
Eric Eckberg, President

ATTEST:

Richard Spurway, Secretary

APPROVED AS TO FORM:
LAW OFFICE OF MICHAEL E. DAVIS, LLC



As General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
RIDGELINE VISTA METROPOLITAN DISTRICT

I, Richard Spurway, hereby certify that I am a director and the duly elected and qualified Secretary of Ridgeline Vista Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 11:00 AM on Friday, September 11, 2026, at 327 E Bridge St, Brighton, Colorado 80601, by videoconference at <https://us06web.zoom.us/j/85739723627?pwd=CaxXAxyBpHnp8JYMWlrCaIUbHejdq1.1>, and by teleconference at (720) 707-2699, Meeting ID: 857 3972 3627, Passcode: 273789, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2027; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on September 11, 2026.

Richard Spurway, Secretary

EXHIBIT A
2027 BUDGET DOCUMENT & BUDGET MESSAGE FOR
RIDGELINE VISTA METROPOLITAN DISTRICT

**RIDGELINE VISTA METROPOLITAN DISTRICT
BUDGET MESSAGE**

SUMMARY OF SIGNIFICANT ASSUMPTIONS

WHEREAS, the Directors may receive compensation for their services subject to the limitations imposed by §§ 32-1-902(3)(a)(I) & (II), C.R.S.; and

WHEREAS, the Directors are governed by § 32-1-902(3)(b), C.R.S., which requires a Director to disqualify themselves from voting on an issue in which they have a conflict of interest, unless the Director has properly disclosed such conflict in compliance with law and files said conflict disclosure statements at least seventy-two (72) hours prior to any regular or special meeting of the District; and

WHEREAS, § 32-1-104.5(3)(a), C.R.S., requires active special districts to establish, maintain, and, annually update an official website in a form that is readily accessible to the public; and

WHEREAS, §§ 24-82-802(1)(c) and 24-85-103(2.5), C.R.S., requires District websites be compliant with accessibility standards adopted by the Colorado Office of Information Technology (“OIT”) by July 1, 2024 and adopt an accessibility plan based on the OIT accessibility standards; and

WHEREAS, pursuant to § 24-6-402(2)(c)(III), C.R.S.: the District shall be deemed to have given full and timely notice of a public meeting if it posts the notice, with specific agenda information if available, no less than 24 hours prior to the holding of the meeting on the District's public website; the District shall provide the address of the website to the Department of Local Affairs for inclusion in the inventory maintained by the department; and the District shall designate a public place within its boundaries at which it shall post a notice no less than 24 hours prior to a meeting if it is unable to post a notice online; and

WHEREAS, § 32-1-903, C.R.S., requires that the Board shall meet regularly at a time and in a location (including the physical, telephonic, electronic, other virtual place, or combination of such means where a meeting can be attended) to be designated by the Board and requires that notice of such meetings be posted in accordance with § 24-6-402; and

WHEREAS, pursuant to § 32-1-903(6)(a), C.R.S., the District shall, as applicable, hold an annual public meeting, in addition to other Board meetings, in which no action may be taken by the Board, including a presentation on the status of infrastructure projects and outstanding bonds, a review of unaudited financial statements showing the year-to-date revenue and expenditures in relation to the budget, and an opportunity for public comment; and

WHEREAS, pursuant to § 32-1-207(3)(c), C.R.S., or its service plan, the District may be required to file an annual report with the Board of County Commissioners or the governing body of any municipalities in which the District is wholly or partially located, the State Auditor, the County Clerk and Recorder and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S.; and

WHEREAS, in accordance with C.R.S. § 32-1-809(1), not more than sixty (60) days prior to and not later than January 15 of each year, the District shall provide notice to the District's eligible electors in the manner set forth in C.R.S. § 32-1-809(2); and

WHEREAS, § 32-1-104(2), C.R.S., requires that the District, on or before January 15, file a copy of the notice required pursuant to § 32-1-809(1), C.R.S., with the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division; and

WHEREAS, the Local Government Budget Law of Colorado, §§ 32-1-101, *et seq.*, C.R.S., requires each Board to hold a public hearing on proposed budgets and amendments thereto, to adopt budgets and to file copies of the budgets and amendments thereto with the Division; and

WHEREAS, § 39-5-128, C.R.S., requires the District to certify its mill levy with the Board of County Commissioners on or before December 15; and

WHEREAS, § 29-1-205, C.R.S., requires the District to provide to the Division: within thirty (30) days after receiving a written request from the Division, an informational listing of all contracts in effect with other political subdivisions; and within ten (10) days after execution of a contract establishing a separate governmental entity pursuant to Section 29-1-204, C.R.S., or an amendment or modification thereof, a copy of such contract, amendment or modification; and

WHEREAS, in accordance with the Public Securities Information Reporting Act, §§ 11-58-101, *et seq.*, C.R.S., issuers of non-rated public securities must file an annual report with the Department of Local Affairs within sixty (60) days of the close of the fiscal year; and

WHEREAS, in accordance with §§ 29-1-603 and 29-1-606, C.R.S., an annual audit of the financial statements for each fiscal year shall be prepared and submitted to the Board no later than June 30 and filed with the State Auditor within 30 days thereafter; and

WHEREAS, pursuant to § 29-1-604(1), C.R.S., any local government where neither revenues nor expenditures exceed One Hundred Thousand Dollars (\$100,000) in any fiscal year commencing on or after January 1, 1998, but before January 1, 2025, and where neither revenues nor expenditures exceed Two Hundred Thousand Dollars (\$200,000) for any fiscal year commencing on or after January 1, 2025, may, with the approval of the State Auditor, be exempt from any audit otherwise required by § 29-1-603, C.R.S.; and

WHEREAS, pursuant to § 29-1-604(2)(a), C.R.S., any local government where neither revenues nor expenditures for any fiscal year commencing on or after January 1 2004, but before January 1, 2015, are at least One Hundred Thousand Dollars (\$100,000) but not more than Five Hundred Thousand Dollars (\$500,000), may, with the approval of the State Auditor, be exempt from any audit otherwise required by § 29-1-603, C.R.S.; and

WHEREAS, pursuant to § 29-1-604(2)(b)(I), C.R.S., any local government where revenues or expenditures for any fiscal year commencing on or after January 1, 2015, but before January 1, 2025, are least One Hundred Thousand Dollars (\$100,000) but not more than Seven Hundred and

Fifty Thousand Dollars (\$750,000), may, with the approval of the State Auditor, be exempt from any audit otherwise required by § 29-1-603, C.R.S.; and

WHEREAS, pursuant to § 29-1-604(2)(b)(II), C.R.S., any local government where revenues or expenditures for any fiscal year commencing on or after January 1, 2025, are more than Two Hundred Thousand Dollars (\$200,000) but not more than One Million Dollars (\$1,000,000) may, with the approval of the State Auditor, be exempt from any audit otherwise required by § 29-1-603, C.R.S.; and

WHEREAS, pursuant to § 29-1-606(7), C.R.S., if a District has authorized but unissued general obligation debt as of the end of the fiscal year, such District shall submit its audit report or a copy of its application for exemption from audit to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District; and

WHEREAS, pursuant to § 32-1-202(2)(b), C.R.S., the Board shall notify the Board of County Commissioners or the governing body of the municipality of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan included in the District's service plan; and

WHEREAS, the Unclaimed Property Act, §§ 38-13-101, *et seq.*, C.R.S., requires that political subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer; and

WHEREAS, elections may be held pursuant to the Colorado Local Government Election Code, §§ 1-13.5-101, *et seq.*, C.R.S., Special District Act, §§ 32-1-101, *et seq.*, C.R.S., and the Uniform Election Code of 1992, §§ 1-1-101, *et seq.*, C.R.S., for the purpose of: (1) electing members of each Board; (2) presenting certain ballot issues to the eligible electors of the District as required by Article X Section 20 of the Colorado Constitution; and (3) presenting certain ballot issues and questions to the eligible electors of the District; and

WHEREAS, § 1-7.5-102(3), C.R.S., permits the District to conduct independent mail ballot elections in accordance with § 1-13.5-1101, *et seq.*, C.R.S.; and

WHEREAS, § 1-11-103(3) and § 32-1-1101.5, C.R.S., require the District to notify the Division of the results of any elections held by the District within thirty (30) days after the election and to certify results of any election to incur general obligation indebtedness via certified mail to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District within forty-five (45) days after the election; and

WHEREAS, §§ 32-1-1604, C.R.S., requires the Board to record a notice of authorization of or notice to incur general obligation debt with the County Clerk and Recorder within thirty (30) days of authorizing or incurring said indebtedness; and

WHEREAS, in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S., the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of

the District may require the District to file an application for quinquennial finding of reasonable diligence; and

WHEREAS, in accordance with the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S., each Board is given authority to obtain insurance; and

WHEREAS, pursuant to C.R.S. § 32-1-104.8(1), the District is required to record a public disclosure document and map of the boundaries of the District with the County Clerk and Recorder, such public disclosure document shall contain certain information pertaining to the District as further described in C.R.S. § 32-1-104.8(1), and, pursuant to C.R.S. § 32-1-104.8(2), such public disclosure document and map shall be recorded with the County Clerk and Recorder and such public disclosure document(s) and map(s) shall be recorded with the County Clerk and Recorder at the same time of any decree or order confirming the inclusion of any real property into the boundaries of the District is recorded pursuant to C.R.S. § 32-1-105; and

WHEREAS, in accordance with C.R.S. § 24-71.3-117, *et seq.*, the District has the power, in relation to the administration of the affairs of the District, or any of its instrumentalities, to determine the extent to which it will create and retain electronic records and electronic signatures.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RIDGELINE VISTA METROPOLITAN DISTRICT AS FOLLOWS:

1. The Board directs the District's engineer to keep accurate maps and the District's legal counsel to file such maps with the Division, County Assessor and County Clerk and Recorder and submit any changes to the maps on or before January 1.
2. The Board designates the Brighton Standard-Blade as a newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in accordance with applicable statutes in the Brighton Standard-Blade.
3. The Board hereby elects the following officers for the District:

President:	Eric Eckberg
Secretary:	Richard Spurway
Assistant Secretary:	Augdon Greening
Treasurer:	Gary Duke
Assistant Secretary:	Vacant
4. The Board determines that each Director not receive compensation for services as Directors, in accordance with §§ 32-1-902(3)(a)(I) & (II), C.R.S.
5. The District hereby determines that each present and future member of the Board shall complete conflict disclosure forms and directs legal counsel to file the conflict disclosure forms with the Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board.

6. The Board directs the District's manager or legal counsel to establish, maintain, and, annually update an official website for the District in a form that is readily accessible to the public in accordance with §§ 32-1-104.5(3)(a), 24-82-802(1)(c) and 24-85-103(2.5), C.R.S.
7. The Board designates the following website as the District's official online presence for the posting of meeting notices and other required District information and directs the District's manager or legal counsel to advise the Department of Local Affairs of the location of such website: <https://ridgelinevistamd.com/>. The Board further designates the following location as the District's physical posting place for meeting notices if the District's website is unavailable for posting meeting notices at least 24 hours prior to any meeting: Any three physical locations in the boundaries of the district.
8. The Board determines to hold regular meetings on the third Wednesday of October at 10:00 AM. All regular and special meetings shall be conducted telephonically, electronically, or by other means. The Board directs the District's manager or legal counsel to include in the notice of such meetings the method or procedure, including the conference number or link, by which members of the public can attend the meeting. No meetings of the Board shall be conducted solely at physical locations, and all meetings of the board shall include telephonic, electronic, other virtual place, or a combination of such means where a meeting can be attended by the District's directors, residents, taxpayers, service users and the general public. Unless otherwise adopted by the Board pursuant to a subsequent resolution, if the Board requests that a regular or special meeting have a physical location in addition to a virtual location, that physical location shall be 327 E Bridge St, Brighton, Colorado 80601.
9. The Board determines to hold an annual public meeting (a "Town Hall Meeting") only if required by statute, in addition to other Board meetings, in which no action may be taken by the Board, including a presentation on the status of infrastructure projects and outstanding bonds, a review of unaudited financial statements showing the year-to-date revenue and expenditures in relation to the budget, and an opportunity for public comment. If the Town Hall Meeting is required, the Board directs the District's manager or legal counsel to provide notice of such meeting, including the method or procedure, including the conference number or link, by which members of the public can attend the meeting, on the District's website or at the designated physical posting location, as applicable.
10. The Board directs the District's manager or legal counsel to prepare and file the special district annual report as required by its service plan or § 32-1-207(3)(c).
11. The Board hereby directs the District's manager or legal counsel to provide notice to the District's eligible electors in the manner set forth in C.R.S. § 32-1-809(2) not more than sixty (60) days prior to and not later than January 15 of each year, and

to file, on or before January 15 of each year, a copy of such notice with the Board of County Commissioners for Adams County, the governing body of any municipality in which the District is located, the County Assessor, the County Treasurer, the County Clerk and Recorder, and the Division.

12. The Board directs the District's accountant to submit proposed budgets to the Board by October 15, to prepare final budgets, including any amendments thereto, if necessary, and directs legal counsel to schedule a public hearing on the proposed budgets, to prepare all budget resolutions and for the District's accountant to file the budget resolutions with the Division on or before January 30.
13. The Board directs the District's accountant, manager or legal counsel to certify the mill levies with the Board of County Commissioners on or before December 15.
14. The Board directs the District's manager or legal counsel to provide the Division a current list of all contracts in effect with other political subdivisions within thirty (30) days after receiving a written request, pursuant to Section 29-1-205, C.R.S. The Board directs legal counsel to file a copy of any contract establishing a separate governmental entity pursuant to Section 29-1-204, C.R.S., or any amendment or modification thereof, with the Division within ten (10) days after execution of such contract, amendment or modification, pursuant to Section 29-1-204, C.R.S.
15. The Board directs the District's manager or legal counsel to prepare and file with the Department of Local Affairs the annual public securities report for non-rated public securities issued by the District within sixty (60) days of the close of the fiscal year.
16. If the District is eligible for an audit exemption, then the Board directs that the District's accountant apply for and obtain such audit exemption from the State Auditor no later than March 31. If the District is not eligible for an audit exemption, the Board directs the District's auditor to prepare an audit of the financial statements, to submit such draft audit to the Board no later than June 30, and to file the final audit with the State Auditor no later than the 30 days following the submission of the draft audit to the Board.
17. If the District has authorized but unissued general obligation debt as of the end of the fiscal year the Board directs the District's accountant and auditor to submit to the City Council either the District's audit exemption application or its' audit report, pursuant § 29-1-606(7), C.R.S.
18. The Board directs the District's manager or legal counsel to include in any annual report to be submitted to the City Council pursuant to either the District's service plan or § 32-1-207 C.R.S., notice of any alteration or revision of the proposed schedule of debt issuance set forth in the District's service plan, pursuant to § 32-1-202(2)(b), C.R.S.

19. The Board directs the District's manager or legal counsel to prepare the Unclaimed Property Act reports, as needed, and submit the same to the State Treasurer.
20. The Board determines that except as otherwise required by law, all District elections shall be conducted as Independent Mail Ballot Elections pursuant to § 1-13.5-1101, *et seq*, C.R.S. Michael Davis, of the Law Office of Michael E. Davis LLC, is hereby appointed as the "Designated Election Official" of the Board for any election(s) to be held during 2027 and any subsequent year. The Board hereby grants all powers and authority for the proper conduct of the election(s) to the Designated Election Official, including, but not limited to: creating and having on file a plan for conducting the independent mail ballot election(s), appointment, training and setting compensation of election judges and a Board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; supervising the printing of ballots; supervision of the distribution and counting of ballots, certificate of election results and the survey of returns; taking the necessary steps to protect the confidentiality of the ballots cast and the integrity of the election, pursuant to § 1-13.5-1104, C.R.S.; cancelling the election(s) as applicable; and all other appropriate actions.
21. In accordance with § 1-11-103(3) and § 32-1-1101.5, C.R.S., the District directs legal counsel and the Designated Election Official to notify the Division of the results of any elections held by the District within thirty (30) days after the election and to certify results of any election to incur general obligation indebtedness to the City Council within forty-five (45) days after the election.
22. In accordance with § 32-1-1604, C.R.S., the Board directs legal counsel to record a notice of authorization of or notice to incur general obligation debt with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness.
23. The Board directs the District's manager or legal counsel to prepare and file with the City Council, if requested, the quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.
24. The Board directs the District's manager or legal counsel to obtain proposals for insurance and hereby authorizes the President of the District or his or her designee to bind insurance policies to insure the District against all or any part of the District's liability for injury; to insure the Directors acting within the scope of employment by the Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board; and to insure property assets of the District, as applicable. The President of the District or his or her designee is further authorized to join and maintain the District's membership in the Special District Association of Colorado (the "SDA") for the purpose of establishing the District's eligibility to participate in the Colorado Special District Property and Liability Pool (the "CSD Pool"), and to execute an intergovernmental agreement with the CSD Pool and any such other documents as

may be necessary to bind insurance for the District. The Board will annually review all insurance policies in effect.

25. Pursuant to C.R.S. § 32-1-104.8(1), the Board directs the District's manager or legal counsel to prepare and record any amended public disclosure document(s) and map(s) with the County Clerk and Recorder pursuant to C.R.S. § 32-1-105 should any property be included into the boundaries of any District.
26. In accordance with C.R.S. § 24-71.3-117, the Board determines, in relation to the administration of the affairs of the District, or any of its instrumentalities, that the transactions of the District may be conducted, and related documents may be stored, by electronic means, and that copies, telecopies, facsimiles, electronic files, and other reproductions of executed documents shall be deemed authentic and valid counterparts of such documents for all purposes, including without limitation the filing of any claim, action, or suit in the appropriate court of law. Without limiting the foregoing, the Board further determines that electronic transactions and signatures on any District documents shall be effective and attributable to authorized District representatives or counterparts in accordance with §§ 24-71.3-107-109, C.R.S.

Whereupon, the motion was seconded by Director _____, and upon vote, unanimously carried.

ADOPTED AND APPROVED ON SEPTEMBER 11, 2026.

RIDGELINE VISTA
METROPOLITAN DISTRICT

Eric Eckberg, President

ATTEST:

Richard Spurway, Secretary

APPROVED AS TO FORM:
LAW OFFICE OF MICHAEL E. DAVIS, LLC
As General Counsel to the District



CERTIFICATION

I, Richard Spurway, Secretary of the Board of Ridgeline Vista Metropolitan District, do hereby certify that the annexed and foregoing resolution is a true copy from the records of the proceedings of the Board of said District on file with the Law Office of Michael E. Davis, LLC, general counsel to the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District on September 11, 2026.

Richard Spurway, Secretary

RESOLUTION OF THE BOARD OF DIRECTORS OF
RIDGELINE VISTA METROPOLITAN DISTRICT
CALLING AN ELECTION FOR MAY, 2027

WHEREAS, Ridgeline Vista Metropolitan District (the “District”) was created pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, elections may be held pursuant to the Special District Act, §§ 32-1-801, *et seq.*, C.R.S. (the “Act”), and the Uniform Election Code of 1992, §§ 1-1-101, *et seq.*, and 1-13.5, 101, *et seq.*, C.R.S. (collectively, the “Code”), for the purpose of: (1) electing members of the Board of Directors of the District (the “Board”); (2) presenting certain ballot issues to the eligible electors of the District as required by Article X Section 20 of the Colorado Constitution; and (3) presenting certain ballot issues and questions to the eligible electors of the District; and

WHEREAS, the terms of office of one (1) director and one (1) vacancy are due to expire after their successors are elected at the next regular election for the District, which date is May 4, 2027 (the “Election”) with two (2) directors to serve until May 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF RIDGELINE VISTA METROPOLITAN DISTRICT AS FOLLOWS:

1. The Election of the eligible electors of the District shall be held on May 4, 2027, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to the Act and the Code and any other applicable laws. The Election shall be conducted as a mail-in ballot election in accordance with all relevant provisions of the Act and the Code. All mail ballots shall be returned to the office of the Designated Election Official (as defined below in Section 2).

2. Michael E. Davis, of the Law Office of Michael E. Davis, LLC, is hereby appointed as the “Designated Election Official” of the Board for the Election. The Board hereby grants all powers and authority for the proper conduct of the Election required pursuant to the Act and the Code to the Designated Election Official, including, but not limited to, appointment, training and setting compensation of election judges and a Board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certificate of election results; and all other appropriate actions.

3. If the only matter before the electors is the election of directors of the District and if, by 3:00 P.M. on the 63rd day before the Election, which date is March 2, 2027, or any time thereafter, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent to be a write-in candidate, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with C.R.S. § 1-13.5-513(6), as amended.

4. In the event that legislation is passed and enacted into law that impacts or changes the methods or procedures for elections conducted by the District, the Board hereby directs its legal counsel and the Designated Election Official, without any further action taken by the Board

unless otherwise required by applicable law, to take all actions necessary and appropriate to conduct the Election in compliance with any applicable laws including, but not limited to, coordinating the Election with any political subdivision with appropriate jurisdiction over the District and adjusting any Election-related deadlines.

5. If any part or provision of this Resolution is adjudicated to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provision or provisions of this Resolution, it being the intent of the Board that the various provisions are severable.

6. All acts, orders and resolutions, or parts thereof, of the Board that are inconsistent or in conflict with this Resolution are hereby repealed to extent only of such inconsistency or conflict.

APPROVED AND ADOPTED ON SEPTEMBER 11, 2026.

RIDGELINE VISTA
METROPOLITAN DISTRICT

Eric Eckberg, President

ATTEST:

Richard Spurway, Secretary