RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF: BNC METROPOLITAN DISTRICT NO. 1 HELD WEDNESDAY, NOVEMBER 12, 2025

ADMINISTRATIVE ITEMS

The regular meeting of the Board of Directors of the BNC Metropolitan District No. 1, Adams County, Colorado, was called to order on the day shown above by Director Trzeciak in accordance with the laws of the State of Colorado. The following Directors were acting:

Jeffery Trzeciak, President (Term Expires May 2027)
Thomas Kivett, Vice President (Term Expires May 2027)
Rob Hodnet, Director (Term Expires May 2027)
Rich Lange, Director (Term Expires May 2029)
Arthur Tucker, Secretary (Term Expires May 2029)

Also present were:
Marcos Pacheco (CRS of Colorado, District Manager)
Michael Schenfeld (CRS of Colorado, District Manager)
Lisa Mayers (Spencer Fane, Attorney at Law)
Jacob Hollars (Spencer Fane, Attorney at Law)
Josh Lenker (Schultz Industries)

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at 6:00 p.m.

CONFLICT OF INTEREST DISCLOSURE

No disclosures of potential conflicts of interest were reported.

APPROVE AGENDA

Mr. Pacheco presented for the Board's approval the proposed Agenda. Director Kivett requested that vendor questions be moved earlier in the meeting. Upon motion duly made by Director Kivett, seconded by Director Trzeciak and, upon vote, unanimously carried, the agenda was approved, as amended.

MINUTES

The Board reviewed the October 1, 2025 Special Meeting Minutes and the October 9, 2025 Special Meeting Minutes. Motion duly made by Director Kivett, seconded by Director Hodnet, and, upon vote, unanimously carried, the minutes were approved, as presented.

PUBLIC COMMENT

There was no public comment.

PUBLIC APPEALS

No public appeals were presented.

OPERATIONS AND MAINTENANCE ITEMS

SIX-MONTH PRIORITY PLAN - The Board briefly reviewed the previously distributed Six-Month Priority Plan. Additional updates will be incorporated at the next meeting.

LANDSCAPING & OPEN SPACE – Mr. Lenker reported on divot holes in Revere Park and provided a proposal. He also addressed rehabilitation work needed at the northeast entrance of Revere Park, leaf cleanup and seasonal blowouts, and winter tree wraps and plant health care treatments. There are bushes in front of the Revere monument sign that will be addressed during winter pruning. Upon motion duly made by Director Kivett, seconded by Director Trzeciak and, upon vote, unanimously carried to approve the proposals to address the divot holes and the entrance rehabilitation.

> ADJOURN INTO EXECUTIVE SESSION IF NECESSARY Pursuant to §24-6-402(4)(e), C.R.S. for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators, pursuant to §24-6-402(4)(b), C.R.S. to consult attorney on specific legal questions to discuss contract negotiations regarding the Landscaping Vendor Contracts.

Motion duly made by Director Kivett to move into Executive Session at 6:10 p.m. seconded by Director Lange and, upon vote, unanimously carried, the Board moved to Executive Session to review and discuss contract negotiations regarding the Landscaping Vendor Contracts.

Motion duly made by Director Lange to move out of Executive Session at approximately 7:13 p.m., seconded by Director Kivett and, upon vote, unanimously carried, the Board moved to return to the regular Agenda.

The Board directed Mr. Schenfeld to get more information on hourly rates.

COMMUNITY POOL OPERATIONS – There was a discussion regarding end-of-season projects for the pool. They included bathroom flooring and countertop replacement, the card reader status, pool staffing for the spring, as well as pool resurfacing. There was a discussion about the cost allocation between BNC No. 1 and BNC No. 2, and a possible seasonal fee for BNC No. 2 residents.

FINANCIAL ITEMS

PAYMENT OF CLAIMS - Mr. Pacheco presented the current payment of claims. Following review, upon motion duly made by Director Kivett, seconded by Director Hodnet, upon vote, unanimously carried, the claims were approved, as presented. There was a discussion on the payables processing cycle. Statements for October 31, 2025, were not yet available to be reviewed.

DISTRICT BANKING - Upon motion duly made by Director Trzeciak, seconded by Director Hodnet, upon vote, unanimously carried, the Board approved a transition from Vectra Bank to Inbank for banking services.

DISTRICT BANKING – Mr. Pacheco presented the Board with a Resolution to update the signatories for the District. Upon motion duly made by Director Kivett, seconded by Director Hodnet, upon vote, unanimously carried, the Board approved the Resolution, as presented, which will be included as *Exhibit A* to these Minutes.

AUDITING SERVICES - Upon motion duly made by Director Trzeciak, seconded by Director Kivett, upon vote, unanimously carried, the Board approved the audit services proposal from Haynie & Company.

MANAGER MATTERS

2026 BUDGET TIMELINE, WEEKLY BOARD COMMUNICATIONS, & LOOKAHEAD SCHEDULE – Mr. Pacheco presented a budget timeline for the Board of Directors, and the template for Weekly Board Communications and the Lookahead Schedule was also reviewed. The Board discussed the status of the transition of management services.

2025 & 2026 BOARD MEETING DATES – The following dates were discussed: 2025 Annual Meeting dates, 2026 Board meeting cadence, and the 2026 Annual Meeting.

INSURANCE BROKER OF RECORD - Upon motion duly made by Director Lange, seconded by Director Hodnet upon vote, carried with a 4-0 vote and one abstention, the Board approved Highstreet Insurance & Financial Services as the Broker of Record for the District.

TRANSPARENCY NOTICE – The Board provided feedback on the 2026 Transparency Notice.

WEBSERVICES CONTRACT - Upon motion duly made by Director Lange, seconded by Director Hodnet upon vote, unanimously carried, the Board approved the contract with Streamline and DocAccess for webservices.

DIRECTOR ITEMS

OFFICER APPOINTMENTS – Director Lange was nominated and approved to serve as Treasurer.

MISSION STATEMENT AND CODE OF CONDUCT – CRS (Community Resource Services) will draft a Board and Resident Code of Conduct for review. The Board will provide suggestions for creation of an official Mission Statement at the next meeting.

LEGAL MATTERS

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Motion duly made by Director Lange to move into Executive Session at 8:13 p.m. seconded by Director Hodnet and, upon vote, unanimously carried, the Board moved to Executive Session to review and discuss contract negotiations regarding the pending litigation with BNC Metropolitan District No. 3.

Motion duly made by Director Tucker to move out of Executive Session at approximately 8:27 p.m., seconded by Director Lange and, upon vote, unanimously carried, the Board moved to return to the regular Agenda.

Upon motion duly made by Director Kivett, seconded by Director Tucker, and upon vote carried 4-1, the Board ratified the email decision to approve the Highway 2 Agreement.

Upon motion duly made by Director Tucker, seconded by Director Hodnet upon vote, unanimously carried, the Board approved the Nunc Pro Tunc Motion for Highway 2.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Hodnet, seconded by Director Trzeciak, upon vote, unanimously carried, the Board adjourned the meeting at 8:42 p.m.

Respectfully submitted,

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Molly Couture
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Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 12, 2025, MINUTES OF THE BNC METROPOLITAN DISTRICT NO. 1 BY THE ACTING PRESIDENT OF THE BOARD SIGNING BELOW:

Signed by:

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JEFFERY TRZECIAK, President