MINUTES OF A JOINT REGULAR MEETING OF THE BOARDS OF THE PARKDALE METROPOLITAN DISTRICT NOS. 1-3 & PARKDALE COMMUNITY AUTHORITY HELD WEDNESDAY, MAY 20, 2026 AT 4:00 PM VIA TELECONFERENCE

The joint regular meeting of the Boards of Directors of Parkdale Metropolitan District Nos. 1-3 & Parkdale Community Authority was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Parkdale Metropolitan District No. 1:
Matthew Cavanaugh, Assistant Secretary
Sarah Hunsche, Treasurer
Malinda Scott, Secretary
Samuel Badger, President
Thomas Wendorff, Assistant Secretary

Parkdale Metropolitan District Nos. 2-3:
Matthew Cavanaugh, Assistant Secretary
Sarah Hunsche, President
Jonathan Adkins, Director

Parkdale Community Authority:
Sarah Hunsche, President (District No. 1 Member)
Malinda Scott, Secretary (District No. 1 Member)
Jonathan Adkins (District No. 2 Member)
Matthew Cavanaugh, Assistant Secretary (District No. 3 Member)

Director Corey Elliott and Director Chris Elliott were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy, Esq. and Darah D. Fuller, Esq., WBA, PC, Attorneys at Law, District and Authority General Counsel; Natasha Keppen and Lane Melott, AdvanceHOA Management, District and Authority Manager; Alyssa Ferreira, CliftonLarsonAllen, LLP, District and Authority Accountant; and Members of the Public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Boards was present, and the meeting was called to order.

Conflict of Interest Disclosures

Ms. Fuller advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Fuller reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Fuller inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Combined Meetings

The Boards of Directors of the Districts and the Authority have determined to hold joint meetings of the Districts and Authority and to prepare joint minutes of action taken by the Districts and Authority in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts and Authority collectively. Where necessary, action taken by an individual District will be so reflected in these minutes.

Confirmation of Posting of Meeting Notices

Ms. Fuller confirmed the meeting notices were posted as required by law.

Approval of Agenda

The Boards reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comments

None.

Consent Agenda

Ms. Fuller reviewed the items on the consent agenda with the Boards. Ms. Fuller advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Minutes from April 15, 2026 Regular Meeting;
- Independent Contractor Agreement with Ridgeline Pools for 2026 Pool Maintenance Services;

- Independent Contractor Agreement with Rocky Mountain Playground Services for Playground Inspection Services; and
- Work Order No. 3010 with Environmental Landworks Company, Inc.

Legal Matters

Discussion Regarding November 2026 5.25% Limitation Election (District No. 1) – Ms. Murphy and Ms. Fuller engaged in discussion with the Board of District No. 1 regarding a November 2026 election. The Board of District No. 1 requested a financial analysis for the election.

Other Legal Matters – None.

Financial Matters

Consider Ratification of Claims (Authority) – Ms. Ferreira presented the Claims in the amount of $45,535.21 to the Board of the Authority. Following discussion, upon a motion duly made and seconded, the Board of the Authority unanimously ratified the Claims.

Consider Acceptance of March 31, 2026 Unaudited Financial Statements – Ms. Ferreira presented the March 31, 2026 Unaudited Financial Statements to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously accepted the unaudited financial statements.

Discuss Status of 2025 Audits (Authority and District No. 1) – Ms. Ferreira provided the Boards of the Authority and District No. 1 an update on the 2025 audits.

Other Financial Matters – None.

Management Matters

Social Committee

Ashley Sylvester – Social Committee Request for Additional Funds – Ms. Keppen introduced Ms. Sylvester. Ms. Sylvester requested additional funds for the Spring Fling Event on May 30th. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved $500 for the Spring Fling Event.

Discussion Regarding Sponsorship for Social Committee Events – Ms. Keppen introduced the concept of allowing private sponsorship and advertising at district events, which prompted a discussion among the full Board.

Ms. Murphy clarified that while private advertising is legally permissible, the District does not retain discretionary authority to reject individual advertisers. If a business operating within the community requests advertising placement, the District is obligated to approve it. The Boards acknowledged this constraint and discussed the importance of a clear, non-discriminatory policy framework.

The Boards discussed the risk inherent in accepting private funds for public events. It was recommended that any sponsorship revenue be maintained entirely separate from general District funds in order to preserve transparency and mitigate financial or reputational exposure.

The Boards emphasized the need to balance cost recovery with event quality, ensuring district events do not take on the character of a commercial job fair. It was noted that the Board has the authority to cap the number of sponsors per event as a practical mechanism for managing this balance.

Ms. Murphy noted that advertisers in this context are typically businesses owned by residents or operating within the district community. Director Wendorff confirmed that, given this clarification, he does not have significant concerns about the risk of controversial businesses seeking advertising placement.

Ms. Sylvester and Ms. Keppen will collaborate to develop a formal sponsorship and advertising proposal for Board review and present it at the next scheduled Board meeting.

Lane Melott – Advance Metro District Services – Mr. Melott presented to the Boards. Director Badger noted in a homeowner capacity, this information is helpful. The Boards are in favor of the proposed change.

2026 Pool Operations – Ms. Keppen presented an update to the Boards noting all repairs have been completed and the Pool will open on May 23rd. Ms. Keppen presented the proposal to install bird spikes. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the proposal in the amount of $1,000 to cover the entire pool area.

Discussion Regarding Pool and Pool Reservations – Ms. Keppen reported that she had consulted with the prior facilities manager, who indicated that exceptions to the standard guest limit had previously been granted for groups of more than ten people. Ms. Keppen clarified, however, that she does not have the authority to reserve tables or displace existing patrons to accommodate additional guests. Under the current policy, residents are permitted up to five guests. Ms. Keppen requested that the Boards formally approve a process by which residents may bring up to ten guests with prior permission from the District. Director Wendorff raised a safety concern regarding whether a single adult could adequately supervise ten children simultaneously. The Boards directed legal counsel to create a written waiver permitting up to ten child guests provided that a 1:5 adult-to-child ratio is maintained, with a maximum of ten children total.

It was noted that a large chemical container is currently on District property. The question was raised as to whether the pool maintenance contractor could be responsible for hauling it away. Following discussion, upon a motion duly made and seconded the Boards unanimously approved arranging for the pool contractor to remove the container.

Discussion and Consider Approval of Spring Newsletter – Director Hunsche requested two days to review the newsletter. If no comments are received, the newsletter is approved and can be sent.

Discussion and Consider Approval of WLPP Preparing Xeriscape Policy for $400 – Ms. Keppen presented and engaged in discussion regarding the Xeriscape Policy. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the policy in the amount of $400.

Discussion Regarding Running/Fitness Club – The Boards engaged in discussion regarding a running/fitness club. Ms. Murphy recommended against organizing or sponsoring a running club due to potential liability concerns. Director Wendorff suggested that interested residents instead form an independent Facebook group, with the Districts taking no administrative role.

District Manager's Report – Ms. Keppen presented the report to the Boards. Ms. Keppen noted Environmental Landworks Company will provide an update at the June meeting. Ms. Keppen reported making biweekly site visits to the District.

Other Management Matters – None.

Director's Matters

Other Director's Matters – None.

Other Business

None.

Adjourn

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Matt Cavanaugh (Jul 24, 2026 09:32:28 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 17th day of June, 2026.

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