VISTA MEADOWS METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2027)

CERTIFIED COPY OF RESOLUTION

STATE OF COLORADO)
) ***ss.***
COUNTY OF WELD)

At the special meeting of the Board of Directors of Vista Meadows Metropolitan District, City of Fort Lupton, County of Weld, Colorado, held at 10:30 AM on Wednesday, November 11, 2026 by videoconference at https://zoom.us/j/89835818567, and by teleconference at (720) 707-2699, Meeting ID: 898 3581 8567, there were present:

Gene M. Osborne
John Fitzsimmons
Jacob Fitzsimmons
Terence Dale

Also present was Michael Davis and Marisa Davis of the Law Office of Michael E. Davis, LLC, and Alex Simpson

When the following proceedings, were had and done, to wit:

It was moved by Director John Fitzsimmons to adopt the following Resolution:

WHEREAS, the Vista Meadows Metropolitan District (the "District") was organized as a special District pursuant to an Order of the District Court for the County of Weld, Colorado (the "County") and is located entirely within the boundaries of the City of Fort Lupton (the "City"); and

WHEREAS, the Board of Directors of the District (the "Board") has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, § 32-1-306, C.R.S., requires the District to file a current, accurate map of its boundaries with the Division of Local Government (the "Division"), the County Assessor and County Clerk and Recorder on or before January 1 of each year; and

WHEREAS, §§ 32-1-101, *et seq.*, C.R.S., requires the District to publish certain legal notices in a newspaper of general circulation in the District; and

WHEREAS, pursuant to § 32-1-902(1), C.R.S., the Board shall elect officers of the District; and

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 themself 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 VISTA MEADOWS 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 Fort Lupton Press 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 Fort Lupton Press.

3. The Board hereby elects the following officers for the District:

President:	Gene M. Osborne
Secretary/Treasurer:	John Fitzsimmons
Assistant Secretary:	Jacob Fitzsimmons
Assistant Secretary:	Terence Dale
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://www.vistameadowsmd.org/. 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 Thursday 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 127 S. Denver Ave., Fort Lupton, CO 80621.

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 Weld 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 Fort Lupton 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 Fort Lupton 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 Fort Lupton 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 Fort Lupton 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 Osborne and upon vote, unanimously carried.

ADOPTED AND APPROVED ON NOVEMBER 11, 2026.

VISTA MEADOWS METROPOLITAN DISTRICT

JR Osborne (Nov 11, 2026 14:07:38 MST)

Gene M. Osborne, President

ATTEST:

John Fitzsimmons
John Fitzsimmons (Nov 12, 2026 09:32:31 MST)

John Fitzsimmons, Secretary/Treasurer

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

CERTIFICATION

I, John Fitzsimmons, Secretary/Treasurer of the Board of Vista Meadows 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 November 11, 2026.

John Fitzsimmons
John Fitzsimmons (Nov 12, 2026 09:32:31 MST)

John Fitzsimmons, Secretary/Treasurer