

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PIONEER COMMUNITY AUTHORITY BOARD HELD APRIL 15, 2024

A Regular Meeting of the Board of Directors (the “Board”) of the Pioneer Community Authority Board (the “CAB”) was held in accordance with applicable statutes of the State of Colorado on Monday, April 15, 2024, at 2:00 p.m. This meeting was held via Zoom and was open to the public.

#### ATTENDANCE

##### Directors in Attendance Were:

Joel Farkas (Representative for Pioneer Metropolitan District Nos. 1, 3, 6 and Pioneer Regional Metropolitan District  
Toni Serra (Representative for Pioneer Metropolitan District Nos. 2 and 4)  
Barry Fehr (Representative of Pioneer Metropolitan District No. 5)

##### Also Present Were:

Paula Williams, Esq., Eric Trout, Esq., and Lisa Jacoby; McGeady Becher P.C.  
Paul Wilson; CliftonLarsonAllen LLP  
Chase Hanusa; Independent District Engineering Services, LLC (“IDES”)  
Ned Skoglund; member of the public

#### ADMINISTRATIVE MATTERS

**Disclosure of Potential Conflicts of Interest and Confirm Quorum:** Ms. Jacoby confirmed a quorum and discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board to the Secretary of State. The members of the Board (the “Directors”) were requested to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting. Those applicable disclosures made by the Directors prior to this meeting in accordance with statute, were noted for the record. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors.

**Agenda:** The Board reviewed the Agenda for the CAB’s regular meeting.

Following discussion, upon motion duly made by Director Farkas, seconded by Director Fehr, and upon vote unanimously carried, the Board approved the Agenda.

**Meeting Location and Posting of Notices:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion duly made by Director Farkas, seconded by Director Fehr, and upon vote unanimously carried, the Board determined to meet by video teleconference. Notice of this meeting providing the date, time and location, including participation information, was duly posted and no taxpaying electors within the CAB's service area objected or requested that the means of hosting the meeting be changed.

**Public Comment:** There were no public comments.

**Minutes of March 18, 2024 Regular Meeting:** The Board reviewed the Minutes of the March 18, 2024 Regular Meeting. Following review and discussion, upon motion duly made by Director Fehr, seconded by Director Farkas, and upon vote unanimously carried, the Board approved the Minutes.

## **FINANCIAL MATTERS**

**Claims:** Mr. Wilson presented the claims for the period ending April 15, 2024. Following discussion, upon motion duly made by Director Farkas, seconded by Director Fehr, and upon vote unanimously carried, the Board approved the payment of claims for the period ending April 15, 2024, in the amount of \$16,103.96.

**Schedule of Cash Position / Project Fund Reconciliation:** Mr. Wilson reviewed with the Board the Schedule of Cash Position inclusive of Project Fund Reconciliation, as of December 31, 2023, updated as of April 10, 2024.

Following discussion, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board accepted the Schedule of Cash Position inclusive of Project Fund Reconciliation.

**Reimbursement under Project Fund Requisition No. 29:** Following discussion, upon motion duly made by Director Farkas, seconded by Director Fehr, and upon vote unanimously carried, the Board authorized reimbursement to the General Fund of Capital related expenditures pursuant to the Indenture of Trust, dated July 20, 2022 (as revised), in the amount of \$116,913.06.

## **LEGAL / PROJECT MATTERS**

**Agricultural Water Conservation Pilot Program Matters:**

**Agricultural Water Conservation Pilot Program Monitoring and Verification Letter No. 5:** Following review, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board accepted the Agricultural Water Conservation Pilot Program Monitoring and Verification

Letter No. 5, prepared by Agriburbia Design, LLC, dated March 17, 2024.

**Agriburbia Design, LLC Change Order No. 3 for 2024 Services:** Following review, upon motion duly made by Director Farkas, seconded by Director Fehr, and upon vote unanimously carried, the Board approved the Agriburbia Design, LLC Change Order No. 3 for Agricultural Water Conservation Pilot Program Reporting for 2024, in the amount of \$8,150.

**Greenleaf Acres, LLC Pre-approved Conservation Method for 2024:** Following discussion, upon motion duly made by Director Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board accepted Greenleaf Acres, LLC's pre-approved conservation method for 2024, pursuant to the Participation Agreement, Agricultural Water Conservation Pilot Program.

**Strategic Site Designs, LLC Additional Service Agreement No. 11:**  
This matter was deferred.

**Purchase and Sale Agreement to Sell all Water Assets, Including Water Rights, Wells and Well Rights, Easements and Capacity Agreements, to Pioneer Holdco or PV LLC:** This matter was deferred.

**Release of Restricted Account of 2020 Bonds:** Director Farkas reported on the status of completed oil and gas wells within the development. Attorney Williams reported that Netherland, Sewell & Associates, Inc. is currently analyzing data to provide an updated report including all wells for the purpose of meeting criteria for the release of funds from the Subordinate Special Revenue Series 2020 Bonds restricted account.

**Development of Regional Improvements:** Director Farkas reported that the Town of Keenesburg's Board of Trustees is meeting tonight, April 15<sup>th</sup>, at 6 p.m., at which a public hearing will be held for consideration of approval of the Pioneer/Fruition Annexation Agreement, including a resolution approving an Amended and Restated Annexation and Vested Property Rights Agreement for Pioneer Annexation No. 1-11.

**Notice of Award and Contract for Design, Build, Finance, Operate and Maintain ("DBFOM") Integrated Project Delivery Method for Completion of Water and Sewer Infrastructure (Pioneer Village):**  
This matter was deferred.

**Assignment of Strategic Site Designs, LLC Agreement/Task Orders(s):** This matter was deferred.

**Design Construction Standards and Specifications for Resource Colorado Water and Sanitation Metropolitan District and the CAB:**

This matter was deferred.

**Pioneer Annexation Nos. 1-11 by and between the Town of Keenesburg, CO; Pioneer Holdco, LLC; Resource Colorado Water and Sanitation Metropolitan District, Pioneer Metropolitan District No. 3, and the CAB:** There was nothing new to report.

**Potential Disconnection from Keenesburg:** This matter was deferred.

**OTHER BUSINESS**

**Confirmation of a Quorum for the May 20, 2024, Regular Meeting:**

The Board confirmed a quorum for the May 20, 2024, regular meeting.

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was adjourned.

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

*Lisa Jacoby*

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Secretary for the meeting