

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
PIONEER METROPOLITAN DISTRICT NO. 5  
HELD  
SEPTEMBER 30, 2024**

A Special Meeting of the Board of Directors (the “Board”) of the Pioneer Metropolitan District No. 5 (the “District”) was held in accordance with applicable statutes of the State of Colorado on Monday, September 30, 2024, at 9:00 a.m. This meeting was held via teleconference. The meeting was open to the public.

**ATTENDANCE**

**Directors in attendance were:**

Joel Farkas, President  
Toni Serra, Treasurer (for a portion of the meeting)  
Barry Fehr, Assistant Secretary  
Loren Fehr, Assistant Secretary

**Also present were:**

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

**ADMINISTRATIVE MATTERS**

**Disclosure of Potential Conflicts of Interest:**

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 with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Directors prior to this meeting in accordance with statute. Ms. Jacoby 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 District’s Special Meeting.

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

**Approval of 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 District’s Board meeting.

Following discussion, and upon motion duly made by Director Farkas, seconded by Director B. Fehr, and upon vote unanimously carried, the Board determined to meet by electronic means. Ms. Jacoby noted that notice of this meeting, including participation information, was duly posted and that she had not received any objections to the meeting format or any requests that the meeting be changed by taxpaying electors within the District's boundaries.

**Designation of 24-Hour Posting Location:**

Following discussion, upon motion duly made by Director B. Fehr, seconded by Director Serra, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S., shall be posted on the District website. If the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting, the Notice of Meeting shall be posted on a post within the boundaries of the District at least 24 hours prior to each meeting.

**Public Comment:**

There were no public comments.

**Minutes of December 8, 2023 Special Meeting:**

The Board reviewed the Minutes of the December 8, 2023 Special Meeting. Following review and discussion, upon motion duly made by Director Farkas, seconded by Director B. Fehr, and upon vote unanimously carried, the Board approved the Minutes.

**FINANCIAL MATTERS**

**2024 Preliminary Assessed Valuation:**

The Board acknowledged the 2024 Preliminary Assessed Valuation.

**2023 Audit:**

Mr. Wilson presented the 2023 Audit.

Following discussion, upon motion duly made by Director Farkas, seconded by Director B. Fehr, and upon vote unanimously carried, the Board approved the 2023 Audit and authorized the execution of the Representations Letter.

**LEGAL MATTERS**

**Public Hearing to Consider Inclusion of 0.578 Acres:**

Ms. Jacoby opened the public hearing to consider the Petition for Inclusion of approximately 0.578 acres of real property owned by Pioneer Holdco, LLC into the District.

It was noted that publication of Notice stating that the Board would consider the inclusion of the real property, and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

Director B. Fehr requested an explanation for the inclusion and Attorney Williams responded. There was no public comment the public hearing was closed.

The Board reviewed the Petition for Inclusion and the Resolution for Inclusion. Following discussion, upon motion duly made by Director Farkas, seconded by Director B. Fehr, and upon vote unanimously carried, the Board adopted Resolution No. 2024-09-01; Resolution of the Board of Directors of Pioneer Metropolitan District No. 5 for Inclusion of Real Property, consisting of approximately 0.578 acres owned by Pioneer Holdco, LLC, into the District.

## **OTHER BUSINESS**

### **Confirmation of a Quorum for the October 21, 2024, Regular Meeting:**

The Board determined confirmed a quorum for Monday, October 21, 2024 at 2:00 p.m., to be held via Zoom.

## **ADJOURNMENT**

There being no further business to come before the Board at this time, the meeting was adjourned.

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

*Lisa Jacoby*

---

Secretary for the meeting