

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PIONEER COMMUNITY AUTHORITY BOARD HELD JULY 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, July 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) (for a portion of the meeting)
Toni Serra (Representative of 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

Andrew Gaittens; Independent District Engineering Services, LLC (“IDES”)

Justin Hay; Stacklot, L.L.C.

Ned Skoglund; member of the public

ADMINISTRATIVE MATTERS

Confirmation of Quorum: Ms. Jacoby confirmed a quorum.

Disclosure of Potential Conflicts of Interest: Ms. Jacoby 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 Serra, 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 Serra, 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 the June 17, 2024, Regular Meeting: The Board reviewed the Minutes of the June 17, 2024, Regular Meeting. Upon motion duly made by Director Serra, seconded by Director Fehr, and upon vote unanimously carried, the Board approved the Minutes.

Website Accessibility: Following discussion, upon motion duly made by Director Fehr, seconded by Director Serra, and upon vote unanimously carried, the Board authorized all actions necessary for website accessibility compliance.

**FINANCIAL
MATTERS**

Claims: The Board reviewed the claims for the period ending July 15, 2024. Following discussion, upon motion duly made by Director Fehr, seconded by Director Serra, and upon vote unanimously carried, the Board approved the payment of claims for the period ending July 15, 2024, in the amount of \$25,051.81.

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 July 8, 2024.

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

Cost Certification Report #59: The Board reviewed Cost Certification Report #59 prepared by IDES, dated July 22, 2024, certifying Eligible Verified Costs for public improvements.

Following discussion, upon motion duly made by Director Fehr, seconded by Director Serra, and upon vote unanimously carried, the Board accepted the Eligible Verified Costs in Engineer's Cost Certification Report #59, in the amount of \$68,219.93.

Reimbursement under Project Fund Requisition Certificate No. 25:

Following discussion, upon motion duly made by Director Fehr, seconded by Director Farkas, and upon vote unanimously carried, the Board authorized reimbursement under Project Fund Requisition Certificate No. 25, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amount of \$68,219.93.

LEGAL / PROJECT MATTERS

Public Service Company of Colorado v. Pioneer Holdco, LLC, et. al., Case No. 2024CV30307, District Court, Weld County Colorado (the “Condemnation Lawsuit”): Attorney Williams noted that settlement discussions continue.

Executive Session: The Board determined no executive session was necessary.

Development of Regional Improvements: Director Farkas and Mr. Hay reported that submission of the Subdivision Improvement Plan (“SIA”) to the Town of Keenesburg (the “Town”) is occurring today. Additionally, Plats for the first 4 Filings are currently in for review by the Town, and a meeting is scheduled with Xcel Energy for tomorrow.

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.

Request from Spriggs Excavation for Spoils Storage License: Mr. Hay reported that he would follow up on this matter.

OTHER BUSINESS

Mr. Wilson confirmed that the draft 2023 Audit will be presented at the August Board Meeting.

Confirmation of a Quorum for the August 19, 2024, Regular Meeting: The Board confirmed a quorum for the August 19, 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

Secretary for the meeting