

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
THE PIONEER COMMUNITY AUTHORITY BOARD  
HELD  
FEBRUARY 17, 2025**

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, February 17, 2025 at 2:00 p.m. This meeting was held via Zoom and was open to the public.

**ATTENDANCE**

**Directors in Attendance Were:**

Toni Serra (Representative of Pioneer Metropolitan Districts Nos. 2 and 4)  
Elizabeth Farkas (Representative of Pioneer Regional Metropolitan District)  
Barry Fehr (Representative of Pioneer Metropolitan District No. 5)

**Also Present Were:**

Paula Williams, Esq., Eric Trout, Esq., and Lisa Jacoby; McGeady Becher Cortese Williams P.C.  
Paula Hooper; CliftonLarsonAllen LLP  
Ned Skoglund; 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 Fehr, seconded by Director Serra, and upon vote unanimously carried, the Board approved the Agenda, and excused the absences of Directors Joel Farkas and Juliet Farkas.

**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 Fehr, seconded by Director Serra, 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.

**CONSENT AGENDA**

The Board considered the following Consent Agenda items:

- A. Acknowledge the name change of Pioneer Metropolitan District No. 1 to Keenesburg Parkway Metropolitan District No. 1, and Pioneer Metropolitan District No. 3 to Keenesburg Parkway Metropolitan District No. 2.
- B. Approve January 20, 2025, Regular Meeting Minutes.

Upon motion duly made by Director Serra, seconded by Director Elisabeth Farkas, and upon vote unanimously carried, the Board approved or ratified (as appropriate) the Consent Agenda items.

**FINANCIAL MATTERS**

**Claims:**

The Board reviewed the claims for the period ending February 17, 2025. Following discussion, upon motion duly made by Director Serra, seconded by Director Elisabeth Farkas, and upon vote unanimously carried, the Board approved the payment of claims for the period ending February 17, 2025, in the amount of \$44,422.59.

**Schedule of Cash Position:**

Ms. Hooper reviewed with the Board the Schedule of Cash Position for the period ending December 31, 2024, updated as of February 11, 2025.

Following discussion, upon motion duly made by Director Elisabeth Farkas, seconded by Director Serra, and upon vote unanimously carried, the Board accepted the Schedule of Cash Position for the period ending December 31, 2024, updated as of February 11, 2025.

**Cost Certification Report #65:**

The Board reviewed Cost Certification Report #65 prepared by IDES, dated February 11, 2025, certifying Eligible Verified Costs for public improvements.

Following discussion, upon motion duly made by Director Serra, seconded by Director Fehr, and upon vote unanimously carried, the Board accepted the Eligible Verified Costs in Engineer's Cost Certification Report #65, for the amount of \$26,549.43.

**Reimbursement under Project Fund Requisition Certificate No. 32:**

Following discussion, upon motion duly made by Director Serra, seconded by Director Fehr, and upon vote unanimously carried, the Board authorized reimbursement under Project Fund Requisition Certificate No. 32, pursuant to Special Revenue Bonds, Series 2020A, Indenture of Trust, dated November 25, 2020, in the amended amount of \$30,432.93.

**LEGAL / PROJECT MATTERS**

**Second Amendment to Participation Agreement between the CAB and Greenleaf Acres, LLC (to include Incentive Schedule through 2027):**

Ms. Jacoby described the need for the amendment to the Participation Agreement to include the Incentive Schedule through year 2027. Following discussion, upon motion duly made by Director Elisabeth Farkas, seconded by Director Serra, with Director Fehr abstaining, the vote was carried with Directors Elisabeth Farkas and Serra, and the Board approved the Second Amendment to the Participation Agreement between the CAB and Greenleaf Acres, LLC, to include the Incentive Schedule through 2027.

**H-2 Enterprises, LLC Change Order No. 13 for 2025 Well and Huwa Pond Maintenance services:**

Mr. Jacoby provided a summary of Change Order No. 13 noting that it was a zero dollar change order, however it extended the well and pond maintenance services through 2025.

Following discussion, upon motion duly made by Director Serra, seconded by Director Fehr, and upon vote unanimously carried, the Board approved the H-2 Enterprises, LLC Change Order No. 13 for 2025 Well and Huwa Pond Maintenance services.

**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.

**2025 Bond Issuance by the CAB Supported by Tax Revenue from Pioneer Metropolitan District No. 3:**

Attorney Williams noted that review of the offering memorandum was in progress. Director Fehr inquired regarding whether any property in Pioneer Metropolitan District No. 5 would be encumbered by this bond issuance. Attorney Williams replied that this issuance will only involve Keenesburg Parkway Metropolitan District No. 2 (formerly known as Pioneer Metropolitan District No. 3).

**Request from Mr. R. Huwa for Change in Electric Meter Billing for Well 31594-FP:**

There was no update. Ms. Jacoby to reach out to the power company to determine if the billing still remains in the CABs name.

**OTHER BUSINESS**

**Confirmation of a Quorum for the March 17, 2025, Regular Meeting:**

The Board confirmed a quorum for Monday, March 17, 2025 Regular Meeting, at 2:00 p.m., to be held via Zoom.

**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