

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
ELLSTON PARK METROPOLITAN DISTRICT
HELD OCTOBER 28, 2025
AT 10:00 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Perry Park Metropolitan District was held on October 28, 2025, at 10:00 a.m. via tele/videoconference.

Attendance:

In attendance were Directors:

Kate Cloud	President
Bryan Reid	Secretary/Treasurer

Also, in attendance were:

Beth Diana	WSDM District Managers
Rebecca Harris	WSDM District Managers
Matthew Ruhland	CEGR Law

1. Call to Order

The meeting was called to order at 10:05 a.m. by Ms. Harris.

2. Declaration of Quorum/Disclosure of potential conflicts of interest

Ms. Harris indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Mr. Ruhland informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Ruhland reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Ruhland inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

3. Meeting Notice and Posting

Ms. Harris noted that the meeting was published and posted.

4. Approval of Agenda

Director Reid moved to approve the agenda as presented; seconded by President Cloud. Motion

passed unanimously.

5. Public Comment

No public comment.

6. Approval of September 10, 2025, Regular Meeting Minutes

Director Reid moved to approve the amended meeting minutes, which included correcting the spelling of his first name; seconded by President Cloud. Motion passed unanimously.

7. Consider Appointments to Fill Board Vacancies

Mr. Ruhland reported that a notice of board vacancies was published in the Gazette on September 12, 2025. Director Reid moved to appoint Robbie Higgins to the Board of Directors to fill the term expiring May 2027; seconded by President Cloud. Motion passed unanimously.

8. Election of Officers

Director Reid moved to appoint Director Higgins as Assistant Secretary; seconded by President Cloud. Motion passed unanimously.

9. Financial

Consider approval of Unaudited Financial Statements as of September 30, 2025

Ms. Harris presented the financials. Discussion was had regarding vendor payment, mill levy, budget hearing, and the bond. Director Reid moved to approve the unaudited financial statements as presented; seconded by President Cloud. Motion passed unanimously.

10. Consider approval of Payables through October 28, 2025

Ms. Harris presented the payables. Discussion was had regarding vendor payment. Director Reid moved to approve the payables as presented; seconded by President Cloud. Motion passed unanimously.

11. Discuss and consider approval of a Resolution authorizing the District to bind insurance coverage with the Colorado Special Districts Property and Liability Pool and enter into an Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool, as Amended September 14, 2022

After discussion, Director Reid moved to approve the Resolution and Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool; seconded by President Cloud. Motion passed unanimously.

12. Discuss and consider approval of Resolution Designating Posting Location

Director Reid moved to approve the Resolution; seconded by President Cloud. Motion passed unanimously.

13. Other Business

a. Schedule Annual Meeting and Budget Hearing



The Board scheduled and Annual Meeting and Budget Hearing for December 1, 2025 at 3:00 p.m.

Director Reid moved to adjourn the meeting at 10:28 a.m.; seconded by President Cloud. Motion passed unanimously.

Beth A. Diana

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 28, 2025, SPECIAL BOARD MEETING MINUTES OF THE ELLSTON PARK METROPOLITAN DISTRICT.

Bryan Reid

Bryan Reid (Dec 3, 2025 21:16:16 MST)

Approved by: Secretary of the Board

EPMD Special Board Meeting Minutes 10.28.25 - CEGR Edits(01014669_xAF7F5))

Final Audit Report

2025-12-04

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