

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

MARVELLA METROPOLITAN DISTRICT

Thursday, November 6, 2025, 12:00 P.M.

ADMINISTRATIVE ITEMS

The special meeting of the Board of Directors of the Marvella Metropolitan District (District) was called and held on Thursday, November 6, 2025, at 12:00 p.m. via teleconference and in person, in accordance with Colorado law. The following Directors were present and confirmed their qualification to serve on the Board:

- Tahlia Sayers, President (Term Expiration: May 2029)
- Kevin Wrede, Treasurer (Term Expiration: May 2029)
- Craig Corliss, Secretary (Term Expiration: May 2027)
- Ian Roth, Assistant Secretary (Term Expiration: May 2027)

The following Director was excused from attending the meeting:

- Michael Kark, Assistant Secretary (Term Expiration: May 2027)

Also in Attendance:

- Marcos Pacheco, Michael Schenfeld and Carlos Arreola-Karr, District Managers, CRS of Colorado
- Tamara Seaver, Icenogle Seaver Pogue
- Jack Thurman and Steve Crumb, Residents

Call to Order and Declaration of Quorum:

A quorum of the Board was present, and the meeting was called to order at 12:07 p.m. by Mr. Arreola-Karr. Director Wrede moved to excuse Director Kark's absence due to a scheduling conflict. Upon second by Director Sayers, a vote was taken, and the motion carried unanimously.

Disclosure of Potential Conflicts of Interest:

There were none.

Approval of Agenda:

Director Wrede moved to approve the agenda as presented. Upon second by Director Sayers, a vote was taken, and the motion carried unanimously.

Consider Approval of August 14 and September 22, 2025, Meeting Minutes:

Director Wrede moved to approve the meeting minutes as presented. Upon second by Director Corliss, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

There was none.

FINANCIAL ITEMS

- a. Review and Consider Ratification/Approval of the Claims:** The claims were reviewed by Mr. Arreola-Karr. Discussion ensued regarding routine operating expenses. Director Wrede moved to approve the claims as presented. Upon second by Director Corliss, a vote was taken, and the motion carried unanimously.
- b. Review and Accept the Cash Position and Unaudited Financial Statements:** Mr. Arreola-Karr reviewed the cash position and unaudited financial statements and responded to questions from the Board regarding year-to-date activity. Director Sayers moved to accept the unaudited financial statements as presented. Upon second by Director Roth, a vote was taken, and the motion carried unanimously.
- c. Public Hearing to Review and Consider Approval of the 2025 Budget Amendment:** Director Sayers opened the public hearing. Staff confirmed that proper notice had been provided. Mr. Arreola-Karr presented the proposed 2025 budget amendment and summarized increased expenditures. There being no public comment, Director Sayers closed the public hearing. Director Wrede moved to approve the 2025 budget amendment. Upon second by Director Sayers, a vote was taken, and the motion carried unanimously.
- d. Review and Consider Adoption of the 2026 Budget & Budget Resolution:** Director Sayers opened the public hearing. Mr. Arreola-Karr presented the proposed 2026 budget and reviewed anticipated revenues and expenditures. There being no public comment, Director Sayers closed the public hearing. Director Sayers moved to adopt the 2026 budget and budget resolution, subject to final administrative updates. Upon second by Director Wrede, a vote was taken, and the motion carried unanimously.

MANAGEMENT ITEMS

- a. Manager's Report:** Mr. Schenfeld presented the Manager's Report and provided updates regarding ongoing District operations, vendor coordination, seasonal maintenance planning, and operational scheduling. Discussion ensued regarding communication practices and service delivery.

- b. Consider Approval of 2026 Annual Administrative Matters Resolution:** Mr. Arreola-Karr and Mr. Pacheco reviewed the annual administrative matters resolution and summarized statutory compliance requirements, meeting designations, posting locations, and annual administrative procedures. Director Wrede moved to approve the resolution. Upon second by Director Sayers, a vote was taken, and the motion carried unanimously.

- c. Ratification of Snow Removal Contract:** Mr. Schenfeld summarized the snow removal contract, including service scope, seasonal coverage, and contractor expectations. Discussion ensued regarding winter operations. Director Sayers moved to ratify the contract. Upon second by Director Wrede, a vote was taken, and the motion carried unanimously.

DIRECTOR ITEMS

The Board requested continued monthly newsletters and increased communication with residents regarding operations.

LEGAL ITEMS:

Consider Approval of Legal Services Engagement from Icenogle Seaver Pogue: Director Wrede moved to approve the engagement letter. Upon second by Director Sayers, a vote was taken, and the motion carried unanimously.

OTHER BUSINESS ITEMS

There was none.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 1:32 p.m.

Respectfully submitted,

Carlos Arreola-Karr

Secretary of the Meeting