

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE APPLEWOOD SANITATION DISTRICT

Held: 6:00 p.m. on Wednesday, November 12, 2025 at 15707 W. 26th Avenue, Golden, Colorado and remotely via Zoom.

Attendance The regular meeting of the Board of Directors (“Board”) of the Applewood Sanitation District (“District”) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Briana Gerou, President
Garret “Cody” Berg, Treasurer
Jessica Raths, Secretary
Barbara Panian, Assistant Secretary
Casey Dick, Director

Also present: James Landry, Engineer, RG & Associates, LLC (“RGA”); Michael Bakarich, CPA, Morain Bakarich; and James Silvestro, Ireland Stapleton Pryor & Pascoe, PC. (“Ireland Stapleton”).

Call to Order Chairman Gerou noted that a quorum of the Board was present with all five Directors in attendance, verified that notice of the meeting was posted on the District’s website, and that the Directors had confirmed their qualification to serve, and therefore called the meeting to order at approximately 6:02 pm.

Approve Agenda The meeting agenda was reviewed by the Board. Upon a motion duly made by Director Panian, seconded by Director Raths and unanimously carried, the meeting agenda was approved as presented. The Directors agreed to move the agenda item for Public Comment to the end of the meeting.

Meeting Minutes The Minutes of the Board of Directors regular meeting held on Wednesday, October 8, 2025, were reviewed by the Board. Upon a Motion duly made by Director Panian, seconded by Director Raths and unanimously carried, the Minutes were approved.

Financial Report:
Michael Bakarich, CPA Mr. Bakarich reviewed the District’s Financial Reports, including Accounting Memorandum for the month of October 2025. The 2025 Residential balance as of October 31, 2025 is \$19,893.75, with 9.6% of residential accounts paid in full for the year and 10.4% of

residential accounts delinquent. Late fees for delinquent accounts were assessed October 1, 2025.

Total YTD 2025 Revenues were \$1,942,877. Expenditures were \$1,318,970 and the Net Positive fund balance was \$623,907. Cash and equivalents are at \$4,648,123.29, with interest at 4.161%. \$150,564.45 has been collected in interest to date. The total fund balance was \$9,134,876.96.

Upon a Motion duly made by Director Panian, seconded by Director Rath, and unanimously carried, the Board accepted the Financial Reports, as presented, and approved the Payment of Claims in the amount of \$53,344.38.

Engineer's Report:
James Landry, P.E.

Mr. Landry reviewed the Engineer's Report, and provided updates regarding RGA's insurance coverage, a summary and analysis of District engineering costs, the status of a pipeline repair at Lutheran Hospital, outstanding payments owed to the District by Evergreen-Clear Creek Crossing, the status of annual contracts for 2026 with DES, and the status of the bid process for 2026 capital improvement projects. Mr. Landry also provided updates on new project submittals and proposed development within the District.

Attorney's Report:
James Silvestro, Esq.

Mr. Silvestro provided an overview of ongoing legal matters, including an ongoing encroachment issue, an open records request and response, legal review and approval of various District contracts, the District's proposed Colorado Open Records Act and Accessibility Policies, and work related to the proposed Rate Resolution for 2026.

Mr. Silvestro discussed the need for a potential amendment to the District's rules and regulations and confirmed that legal review of updated District forms is ongoing. The Board directed Mr. Silvestro to move forward with a legal demand for certain outstanding rate payer invoices.

Old Business Items

The Board discussed the status of Clear Creek Crossing's proposed improvements within a District utility easement near the Coors Pond. The Board directed Mr. Silvestro to follow up with the District's former counsel regarding the status of discussions regarding this issue with Evergreen-Clear Creek Crossing and, if needed, to follow up directly with Evergreen-Clear Creek Crossing.

New Business Items

CORA Resolution & Policy

The Board considered a proposed resolution for the District's adoption of a Colorado Open Records Act Resolution and Policy.

Following review and discussion, upon a Motion duly made by Director Panian, seconded by Director Rath, and unanimously carried, the Board adopted the proposed resolution without amendment.

Digital Accessibility Plan

The Board considered a proposed Digital Accessibility Plan the District's adoption. Following review and discussion, upon a Motion duly made by Director Panian, seconded by Director Rath, and unanimously carried, the Board adopted the proposed Digital Accessibility Plan without amendment.

2026 Audit Engagement

The Board considered the terms of a proposed engagement with Fiscal Focus Partners to perform the 2026 audit of the District's financials for fiscal year 2025. Following review and discussion, upon a Motion duly made by Director Panian, seconded by Director Rath, and unanimously carried, the Board agreed to engage Fiscal Focus Solutions to complete this audit and directed Mr. Bakarich to move forward with this engagement.

Insurance Renewal

The Board considered the terms of insurance renewal provided by the District's existing insurance carrier, Colorado Special Districts Property and Liability Pool. Following review and discussion, upon a Motion duly made by Director Panian, seconded by Director Rath, and unanimously carried, the Board agreed to renew its insurance with Colorado Special Districts Property and Liability Pool on the terms presented and directed Mr. Bakarich to move forward with this renewal.

2026 Rate Resolution

The Board considered the proposed amounts and proposed rate structures included in the proposed resolution for the District's proposed 2026 rates, fees, and charges. The Board discussed the manner in which rate increases should be communicated to rate payers and further discussed a desire to limit the size of additional rate increases moving forward. Following review and discussion, upon a Motion duly made by Director Panian, seconded by Director Rath, and unanimously carried, the Board adopted the proposed resolution without amendment.

2026 Budget Hearing

Upon a motion duly made by Director Panian, seconded by Director Rath and unanimously carried, the Board moved to open a public hearing on the District's 2026 budget. Mr. Silvestro confirmed for the record that notice of the hearing was published in accordance

with Colorado law and further confirmed that no public comments were received on the proposed budget prior to the meeting. There were no members of the public present at the meeting (in person or on Zoom) and thus there were no public comments presented at the meeting. The Board discussed and considered the proposed budget for 2026. Upon a motion duly made by Director Panian, seconded by Director Raths and unanimously carried, the Board closed the public hearing on the District's 2026 budget.

Upon a motion duly made by Director Panian, seconded by Director Raths and unanimously carried, the Board adopted the proposed 2026 budget for the District as presented and without amendment.

- Metro Water Update Director Berg provided updates regarding Metro Water's ongoing work to consider compensation changes for certain staff.
- Board Reports Director Gerou announced that she will be resigning from the Board effective as of November 30, 2025. The Board directed Mr. Silvestro to include an agenda item on for the Board's December meeting to discuss filling this vacancy.
- Public Comment None.
- Adjourn There being no further business to come before the Board, upon motion made by Director Panian, seconded by Director Raths, and unanimously carried, the meeting was adjourned at approximately 7:50 p.m.

/s/ Jessica Raths
Secretary for the Meeting