

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF HIGHLANDS-MEAD METROPOLITAN DISTRICT**

December 4, 2025, at 5:30 p.m. via Teleconference

Attendance / Qualification

The special meeting of the Board of Directors of the Highlands-Mead Metropolitan District was called and held as shown above in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Bryon Fessler, President
Richard Felter, Vice President
Joshua Crites, Secretary
Rene Singer, Treasurer
Janice Bachmann, Assistant Secretary

Also present: Amy Hord, Public Alliance LLC, District Manager; and members of the public.

Call to Order / Quorum

Director Fessler called the meeting to order at 5:30 p.m. Director Crites conducted roll call. Director Fessler noted that a quorum of the Board was present.

Conflict of Interest Disclosures

No conflicts of interest were disclosed.

Approval of Agenda

The Board reviewed the agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comment

- Garden Water Shutoff – Adams Circle: A homeowner expressed concern regarding the lack of notice. The Board acknowledged the issue and committed to improving communication.
- Tree Stakes: A homeowner noted that older trees still have stakes or wrap installed. The Board explained that landscaping remains a developer responsibility and that Mill Brothers is removing stakes as time allows. An update will be included in the next newsletter.
- Dog Waste: A homeowner requested that a reminder be included in the next newsletter.

Discuss and Consider Engagement of New District Accountant; Approval of Accountant Engagement Contract

The Board discussed efforts to reduce administrative expenses, which prompted the issuance of an RFP for accounting services following recommendations reviewed at the

October 20, 2025 meeting. Director Singer, with support from the District Manager, conducted the RFP process and presented the participating firms, proposal summaries, and evaluation criteria. Five proposals were received and reviewed in an open meeting pursuant to the Colorado Open Meetings Law:

| Firm | Proposed Cost | Notes |
|---|------------------------------|---|
| Tatton & Co. (TAC) | Est. ~\$25,000 (\$185/hr) | Strong experience; no cost cap |
| Metro District Accounting Services (MDAS) | \$22,500 flat annual fee | Includes subscriptions and reimbursables; sole proprietor |
| CliftonLarsonAllen (CLA) | \$30,000 | Large firm; broad services |
| Pinnacle Consulting Group (PCG) | \$27,500+ | No cap; reimbursables extra |
| Centennial Consulting Group (CCG) | ~\$22,800 | Includes reimbursables |

The evaluation team consisted of Director Singer, Director Fessler, and the District Manager. TAC and MDAS were ranked highest overall. Director Fessler noted that the District could save approximately \$20,000 to \$30,000 by switching accounting contractors.

Before voting, Director Fessler reopened public comment. Homeowners expressed support for selecting either TAC or MDAS and commended the Board for efforts to reduce costs.

Board Motions:

A motion to engage TAC for an estimated annual cost of \$25,000 received 1 vote in favor and 4 votes opposed. The motion failed.

A motion to engage MDAS for a flat annual fee of \$22,500 received 4 votes in favor and 1 vote opposed. The motion passed.

The Board thanked Director Singer, the District Manager, and Director Fessler for their work on the process.

Next Steps:

- Director Singer will notify the selected firm and provide notice to the four non-selected firms.
- The District Manager will assist Director Singer with the transition as needed.

- Director Fessler will forward the contract to District Legal Counsel upon receipt.
- The transition is time-sensitive due to the current accountant concluding services on February 1.

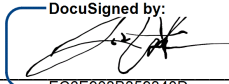
Other Business

The next regular meeting is scheduled for January 20, 2026. The location (Mead Community Center or The Merc) will be determined.

Adjourn

Upon a motion duly made and seconded, the Board unanimously adjourned the meeting at 6:42 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

DocuSigned by:

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Joshua Crites, Secretary
Highlands-Mead Metropolitan District