

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HAWKVIEW METROPOLITAN DISTRICT

Held: Monday, November 3, 2025, at 11:00 a.m. via videoconference

Attendance

The special meeting of the Board of Directors of the Hawkview Metropolitan District (“Board”) was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Jeffrey Powles
Tommy Pucciano
Hannah Buzzell

Absent: None.

Also present were Jeffrey E. Erb, Esq. and Jillian Martin, Esq., Erb Law, LLC; Jillian M. Martin, Esq., Erb Law, LLC; Dawn Schilling, Schilling & Company, Inc.; K.C. Veio, Esq. and Lindsay Conroy, Esq., Kline Alvarado Veio, PC; Lindsay Conroy, Esq., Kline Alvarado Veio, PC; Michael Lund, Piper Sandler; Barrett Marrocco, Connexion Group; Ryan Teater, Lokal Communities, LLC; Alexander Fink

Call to Order

A quorum of the Board was present and the Directors confirmed their continuing qualification to serve. The meeting was called to order at 11:03 a.m.

Declaration of Quorum/
Disclosure Matters

Pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

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Written disclosures of these interests have been filed with the Secretary of State and deemed delivered to the Board. The Board reviewed the agenda for the meeting, following which each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

Approval of Agenda

Upon motion made, seconded, and unanimously carried, the Board approved the agenda as presented.

Note: Due to the Board's desire to submit more detailed conflicts of interest, the Board opted to discuss and consider re-approval of items presented at the Special Board Meeting held October 20, 2025.

Administrative Matters

a. Adoption of District Seal

Upon motion made, seconded, and unanimously carried, the Board approved the District's seal.

b. Appointment of Alexander Fink to District Board of Directors

Following discussion, and upon motion made, seconded, and unanimously carried, the Board approved the appointment of Alex Fink to the Board and directed District counsel to file Mr. Fink's oath and bond accordingly.

c. 2025-2026 Administrative Resolution

Upon motion made, seconded, and unanimously carried, the Board approved the Resolution, designating the District's 2026 regular meeting to be held virtually on the second Tuesday in November at 1:30 p.m.

The Board elected officers as follows:

- President: Jeffrey Powles
- Treasurer: Alex Fink
- Secretary: Tommy Pucciano
- Assistant Secretary: Hannah Buzzell

Insurance Matters

Mr. Erb discussed with the Board the Resolution adopting the Intergovernmental Agreement with Colorado Special District Property and Liability Insurance Pool and appointing Erb Law, LLC as member representatives.

Upon motion made, seconded, and unanimously carried, the Board approved the Resolution as presented and instructed District counsel to proceed with obtaining insurance coverage with the Pool.

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Legal Matters

- a. Petition and Resolution re Special Improvement District
Mr. Erb discussed the petition received for the creation of a special improvement district (“SID”) within the District’s boundaries, including a request for the construction of certain public improvements and consent to special assessments, as submitted to the District by the affected property owners. The Board noted that the petitioner was the owner of 100% of the property to be subject to the special assessment and that, as permitted by statute, the petitioner waived the all requirements for notice, publication, and a hearing on the petition.

- b. Resolution re Preliminary Order re Public Improvement Plans and Specifications and Creation of the Hawkview Metropolitan District, Special Improvement District
Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the Resolution as presented.

- c. Authorizing Resolution regarding the issuance of General Obligation Debt consisting of Limited Tax General Obligation Bonds Series 2025A and Subordinate Limited Tax General Obligation Bonds, Series 2025B in aggregate principal amount not to exceed \$9,000,000 (the “2025 LTGO Bonds”), an Indenture of Trust (Senior), an Indenture of Trust (Subordinate), a Bond Purchase Agreement, a Continuing Disclosure Agreement, and related agreements and certificates, including approval of bond/financing issuance parameters and requiring the imposition of ad valorem property taxes for the payment of such 2025 LTGO Bonds; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions. Mr. Veio reviewed the Resolution with the Board, which sets parameters and conditions for the issuance of the District’s 2025A and 2025B limited tax general obligation bonds being issued to fund public infrastructure. Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the Resolution as presented.

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- d. Authorizing Resolution regarding the issuance by the District's Special Improvement District No. 1 of Special Assessment Revenue Bonds Series 2025 in aggregate principal amount not to exceed \$15,000,000 (the "2025 SID Bonds"), an Indenture of Trust, a Bond Purchase Agreement, a Continuing Disclosure Agreement, and related agreements and certificates, including approval of bond/financing issuance parameters and requiring the imposition of special assessments for the payment of such Bonds; making determinations and findings as to matters related to such transactions; authorizing incidental actions; and repealing prior inconsistent actions. Mr. Veio reviewed the Resolution with the Board which sets parameters and conditions for the issuance of the District's Special Assessment Revenue Bonds, Series 2025 being issued to fund public infrastructure. Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the Resolution as presented.
- e. Public Hearing regarding the Hawkview Metropolitan District, Special Improvement District Assessment Roll Mr. Erb discussed the proposed Resolution with the Board and relevant statutory requirements. Mr. Erb noted that publication of the hearing was made prior to the hearing as required by statute and notice was provided to the property owners.

The public hearing was opened at 11:15 a.m. There were no members of the public present for comment. Accordingly, the hearing was closed at 11:16 a.m.

Preliminary Assessment Resolution – Hawkview Metro District, Special Improvement District, Assessing a Share of the Whole Cost of Certain Improvements to be Financed by the Hawkview Metropolitan District, in the City of Lone Tree, County of Douglas, State of Colorado, to Each Lot within the Hawkview Metropolitan District, Special Improvement District, and Prescribing the Manner for the Collection and Payment of Such Assessments. The Board discussed the resolution, including the proposed special assessments, property to be assessed, public improvements requested and estimated costs, and noted that funding is intended to be raised via the 2025 Special Assessment Revenue

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Bonds. Upon motion made, seconded, and unanimously carried, the Board approved the Preliminary Assessment Resolution as presented.

A resolution with final assessments will be presented to the Board at its meeting on November 21, 2025 for approval following pricing on the 2025 Special Assessment Revenue Bonds.

- f. Public Improvements Infrastructure Acquisition and Reimbursement Agreement with Lokal Communities, LLC and Hawkview 274, LLC
Mr. Erb discussed the agreement with the Board. Upon motion made, seconded, and unanimously carried, the Board approved the Agreement as presented.
- g. Operations Funding and Reimbursement Agreement
Mr. Erb discussed the Agreement with the Board. Upon motion made, seconded, and unanimously carried, the Board approved the Agreement as presented.
- h. First Amendment to IGA with City of Lone Tree
Mr. Erb presented the amendment to the agreement with the City of Lone Tree to add language regarding the permission granted to the District to create a special improvement district and impose a special assessment. Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the Amendment as presented.

Construction Matters

- a. Easement Agreement with Hawkview 274, LLC
Mr. Erb presented the easement with Hawkview 274, LLC, which gives the District an easement over the property in the District owned by Hawkview 274, LLC for construction and installation of public infrastructure. Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the Agreement as presented.
- b. Parkway Subdivision Filing No. 2, 10th Amendment
Mr. Erb noted that the plat for the subdivision notes that the District will be responsible for the operation and maintenance of certain tracts.

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Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the plat as presented and ratified its execution on behalf of the District.

c. Agreement with LJA Surveying, Inc. for Construction Staking Services

Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the Agreement as presented.

d. Agreement with RMG Engineers for Construction Materials Testing

Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the Agreement as presented.

e. Agreement with Contour Services for Engineer Consulting Services

Following discussion, the Board tabled this item to the November 21, 2025, meeting for further legal review.

f. Agreement with Connexion Group for Engineer Consulting Services and Preparation of Benefit Study

Following discussion, the Board tabled this item to the November 21, 2025, meeting for further legal review.

g. Award of Contracts to Bidders for Willow Creek Mixed Use Civil Infrastructure Project

Following discussion, the Board tabled this item to the November 21, 2025, pending final consultant review of contract prices as related to public improvements.

Financial Matters

a. Updated Engagement with Schilling & Company, Inc. re Special Assessment Billings

Ms. Schilling discussed her proposed rates as related to billing SID special assessments, pending approval of such assessments by the District at a later date. Upon motion made, seconded, and unanimously carried, the Board approved the presented rates and continued engagement.

b. Resolution Authorizing Participation in COLOTRUST

Upon motion made, seconded, and unanimously carried, the Board approved the Resolution as presented.

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- c. Engagement of Causey Public Finance, LLC for forecasting re (1) District General Obligation Bonds Series 2025A and 2025B; and (2) SID Bonds Series 2025

Following discussion and upon motion made, seconded, and unanimously carried, the Board approved the engagement as presented.

Other Business

There was no other business presented to the Board for discussion.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 11:57 a.m.

Hannah Buzzell

Secretary for the Meeting