

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

HAWKVIEW METROPOLITAN DISTRICT

Held: Monday, November 21, 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  
Alexander Fink  
Hannah Buzzell

Absent: Tommy Pucciano

Also present were: Jeffrey E. Erb, Esq. and Jillian Martin, Esq., Erb Law, LLC; Dawn Schilling, Schilling & Company, Inc.; Michael Lund, Piper Sandler; Austin Murray, Connexion Group; and Ryan Teater, Lokal Communities, LLC

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 11:11 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.

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

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each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

## Public Comment

There was no public comment.

## Approval of Agenda

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

## Administrative Matters

- a. Minutes from Special Meetings Held on October 20, 2025, and November 3, 2025  
Upon motion made, seconded, and unanimously carried, the Board approved the minutes as presented.

## 2025 Limited Tax General Obligation Bonds and Special Assessment Bonds

Mr. Lund provided the Board with an update regarding final bond pricing. The closing date for both bonds is scheduled for November 25, 2025.

## Legal Matters

- a. Hawkview Metropolitan District, Special Improvement District Final Assessment Roll  
Mr. Erb reviewed the Resolution regarding the final special assessment roll with the Board.
  - i. The Board opened a public hearing regarding the final assessment roll at 11:18 a.m. There was no public comment, and the hearing was closed at 11:18.
  - ii. Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Final Assessment Resolution, subject to inclusion of the assessment schedule following bond closing. The Board directed legal counsel to file and record notices regarding the Final Assessment Resolution after closing, as required by statute.
- b. Review and consider approval of Public Improvements Infrastructure Acquisition and Reimbursement Agreement with Lokal Communities, LLC; Hawkview 274, LLC; and The Progressive Land Company, LLC  
Mr. Erb reviewed the Agreement with the Board, noting that the Agreement had been updated to include The Progressive Land Company as an additional party for reimbursement of eligible costs. Upon discussion,

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motion made, seconded, and unanimously carried, the Board approved the Agreement as presented with Director Buzzell abstaining.

- c. Review and consider approval of Operations Funding and Reimbursement Agreement with Lokal Communities, LLC; Hawkview 274, LLC; and The Progressive Land Company, LLC

Mr. Erb reviewed the Agreement with the Board, noting that the Agreement had been updated to include The Progressive Land Company as an additional party for reimbursement of eligible costs. Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Agreement as presented with Director Buzzell abstaining.

- d. Review and consider Resolution Authorizing District Representative to Approve Limited Change Orders

Mr. Erb discussed the Resolution as requested to allow a member of the Board to act as a District Representative authorized to approve limited change orders in efforts to ensure continuous progress of public infrastructure projects. Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Resolution as presented.

- e. Review and consider Agreement with City of Lone Tree, CO, and Hawkview 274, LLC for the Grant of a Revocable License for Limited Use of City Property for the Construction of Certain Improvements (Retaining Walls)

Mr. Erb reviewed the License Agreement with the Board, as negotiated with the City. Upon discussion, motion made, seconded, and unanimously carried, the Board approved the License Agreement as presented.

- f. Review and consider Agreement with City of Lone Tree, CO, and Hawkview 274, LLC for the Grant of a Revocable License for Limited Use of City Property for the Construction of Certain Improvements (Park)

Mr. Erb reviewed the License Agreement with the Board, as negotiated with the City. Upon discussion, motion made, seconded, and unanimously carried, the Board approved the License Agreement as presented.

## Construction Matters

- a. Review and consider approval of First Amendment to Permanent Easement Agreement with Hawkview 274, LLC

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Mr. Erb discussed the First Amendment with the Board, providing that the amendment was required by the District's insurance provider in order to name Hawkview 274, LLC and Lokal Communities, LLC as additional insureds. Upon discussion, motion made, seconded, and unanimously carried, the Board approved the First Amendment as presented.

- b. Review and consider approval of Agreement for public construction staking services with LJA Surveying, Inc.  
Upon discussion, upon motion made, seconded and unanimously carried, the Board approved the agreement subject to ensuring the scope only includes public improvement work.
- c. Review and consider approval of Agreement for public construction materials testing services with RMG Engineers  
Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Agreement as presented subject to ensure the scope only includes public improvement work.
- d. Review and consider approval of Agreement for engineer consulting services with Contour Services  
Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Agreement as presented.
- e. Review and consider approval of Agreement for engineer consulting services with Connection Group  
Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Agreement as presented.
- f. Consider award of construction contracts related to Willow Creek Mixed Use Civil Infrastructure Project to presented bidders  
Upon discussion, motion made, seconded, and unanimously carried, the Board approved the award of construction contracts to the bidders listed on the Agenda at Item 8.f. for public improvement, with such approval subject to the availability of District funding anticipated from bonds.

## Financial Matters

- a. 2025 Budget  
Ms. Schilling discussed the proposed amended 2025 budget with the Board. A duly noticed public hearing for comments or objections by interested electors was

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opened at 11:36 a.m. There being no public comment or prior comment or objections filed with the Board, the public hearing was closed.

Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Resolution regarding the amended 2025 budget.

b. 2026 Budget

Ms. Schilling presented the proposed 2026 budget with the Board. The Board discussed capital outlay for 2026, the required mill levy and other items. A duly noticed public hearing for comments or objections by interested electors was opened at 11:42 a.m. There being no public comment or prior comment or objections filed with the Board, the public hearing was closed.

Upon discussion, motion made, seconded, and unanimously carried, the Board approved the Resolution For the Calendar Year 2026: (1) Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget; (2) Levying Property Taxes for Collection to Help Defray the Costs of Government; and (3) Appropriating Sums of Money to Each Fund in the Amounts and for the Purposes Set Forth Herein, and instructed accounting and legal counsel to finalize and file the budget in accordance with Colorado statutes.

c. Engagement of Logan and Associates, LLC to prepare the 2025 Audit

Upon discussion, motion made, seconded, and unanimously carried, the Board approved the engagement of Logan and Associates, LLC.

Other Business

There was no other business.

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 11:54 a.m.

*Hannah Buggell*

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Secretary for the Meeting