

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
BRENNAN METROPOLITAN DISTRICT
HELD OCTOBER 14, 2025 AT 6:00 P.M. AT
450 POWERS STREET, ERIE, CO AND VIA TELECONFERENCE**

The regular meeting of the Board of Directors of Brennan Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Art Abramson, President
Arthur Henderlong, Treasurer
Ken Switzer, Secretary
Carolyn Dahlgren, Assistant Secretary

Also present were Sean Allen, Esq., WBA, PC, Attorneys at Law, District General Counsel; and Diane Wheeler, Simmons & Wheeler P.C., District accountant; and a resident.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and President Abramson called the meeting to order.

Conflict of Interest Disclosures

Mr. Allen advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Allen reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Allen inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Confirmation of Posting of Meeting Notice

Mr. Allen confirmed the meeting notice was posted as required by law.

Approval of Agenda

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

Consider Election of Officers

The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Abramson as President, Director Henderlong as Treasurer, and Director Switzer as Secretary.

Public Comments

None.

Consent Agenda

Mr. Allen reviewed the items on the consent agenda with the Board. Mr. Allen advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Notice to Electors Pursuant to § 32-1-809, C.R.S.
- Ratification of 2024 Annual Report
- 2026 Annual Administrative Resolution
- 2026 Resolution Designating Meeting Notice Posting Location
- Amended and Restated Digital Accessibility Policy

Items Pulled From Consent Agenda

May 20, 2025 Minutes

The Board pulled the May 20, 2025 Minutes from the Consent Agenda to discuss revision to the minutes. Following discussion, upon a motion duly made and seconded, the Board approved the minutes, as amended.

Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Authorization to Bind Coverage

The Board pulled the Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Authorization to Bind Coverage from the Consent Agenda to discuss the proposed

renewal. Following discussion, upon a motion duly made and seconded, the Board approved the proposal.

Proposal of Renewal of Worker’s Compensation Coverage

The Board pulled the Proposal of Renewal of Worker’s Compensation Coverage from the Consent Agenda to discuss the proposed renewal. Following discussion, upon a motion duly made and seconded, the Board approved the proposal.

Administrative Matters

Website Update

The Board discussed website accessibility requirements and transparency compliance status.

Consider Heatherly Creative, LLC Proposal for Website Management

The Board reviewed the Heatherly Creative, LLC proposal for website management. The proposed cost for website management services is approximately \$800 annually. The Board discussed the difference between .com and .org, and the desire to resume posting optional but deemed relevant documents to the website with remediation included. It was noted that document access has been enabled through the “Aria” system by Heather Sosa, which supports auto-remediation of documents for approximately \$600 per year. Director Switzer recommended that this expense be incorporated into the District’s annual website budget. Following discussion, upon a motion duly made and seconded, the Board approved the website management proposal.

Discuss 2025 Legislative Update

Mr. Allen discussed the 2025 legislative update, which was acknowledged by the Board.

Financial Matters

Review of Payables/Financials

Ms. Wheeler presented the payables and financials through June 30, 2025. Following discussion, upon a motion duly made and seconded, the Board approved the payables and financials.

Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget

Not needed.

Conduct Public Hearing on 2026 Budget

Director Abramson opened the public hearing on the proposed 2026 Budget. Mr. Allen noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money for the 2026 Calendar Year

Ms. Wheeler reviewed the 2026 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2026 Budget, appropriating funds therefor as shown in the 2026 Budget, subject to receipt of final assessed valuation.

Consider Auditor Proposal for 2025 Audit

Ms. Wheeler presented the Auditor Proposal for 2025 Audit to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Discuss 5.25% TABOR Limitation

The Board discussed the 5.25% limitation on annual operational mill levy revenue growth and its impact on the annual budget.

Other Matters

Director Dahlgren asked about the conveyance documents from Boulder Creek to the Town of Erie.

The Board discussed the \$1178.00 owed to Boulder Creek and agreed to either get a waiver or pay the bill.

Director Abramson asked why the District didn't pay agent fees in 2024. Ms. Wheeler explained why and would confirm when the invoice was received.

Ms. Wheeler agreed to get bank signature cards for Director Henderlong and Director Dahlgren.

Next Regular Meeting

April 14, 2026

Adjourn

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting.

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

Ken Switzer

Ken Switzer (May 4, 2026 12:07:10 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 14th day of April 2026