

RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS OF THE
CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT No. 3 (CP3)

9:00 a.m., November 7, 2025

Via Microsoft Teams

ATTENDEES

Directors present: Shawn Batterberry, Linda Batterberry, Randall Warren, and David Jensen attended via electronic device.

Others present: Steve Wasiecko, Erika Stasko, Laurie Tatlock and Shelley Joksimovic; Mulhern MRE, Inc. attended via electronic device.

Excused: Charles Norton; Norton & Smith as District Counsel was excused.

I. Call to Order

The meeting was called to order at 09:05 a.m. Roll was taken and a quorum was present.

II. Ratify Conflict of Interest Statements

The Directors ratified their Conflict of Interest Statements on file with the Secretary of State.

III. Approval of Agenda

The Board reviewed the Agenda. Upon a motion by Director Linda Batterberry, seconded by Director Jensen, the Board unanimously approved the agenda.

IV. Public Comment

There were no members of the public present.

V. Review and Approval of Minutes of Prior Meeting

The Board reviewed the minutes of the August 8, 2025 meeting. Upon motion duly made by Director Linda Batterberry, seconded by Director Warren and upon vote, the August 8, 2025 meeting minutes were approved as presented.

VI. Administrative Matters

Steve Wasiecko reviewed administrative matters with the Board and addressed Board questions. The Administrative matters included the ratification of the 2026 Administration Matters Resolution, the approval of the 2026 Management Agreement and the 2026 Board Workers Compensation General Liability Insurance, the Audit Engagement letter for the 2025 Audit Approval, and the 2026 Meeting Dates, Times, and Locations. Upon a motion by Shawn Batterberry and second by Linda Batterberry, the Board unanimously approved items A, B, C, D and E.

VII. Public Hearing on 2026 Budget

There were no members of the public present.

VIII. Consider Resolution to Adopt 2026 Budget, Appropriate Sums of Money, and Certification for the Tax Levy for the District

Upon motion by Director Shawn Batterberry, seconded by Director Warren, the Board opened a public hearing on the 2026 Budget. There was no public present. The public comment portion of the hearing was closed. Mr. Wasiecko reviewed the Budget and recommended approval.

Upon motion by Director Shawn Batterberry, seconded by Director Warren, the 2026 Budget was approved allowing for any small revenue neutral adjustment upon the receipt of the final assessed valuation from Douglas County.

IX. Financial Matters

Steve Wasiecko and Erika Stasko reviewed the financial statements with the Board. Director Shawn Batterberry will come to Mulhern MRE on Monday, November 17 to sign checks and documents.

Upon motion made by Director Warren, seconded by Director Shawn Batterberry, the Board unanimously approved check register expensed dated July 29, 2025 – November 3, 2025 in the amount of \$16,657.81.

X. Legal Matters

No discussion.

XI. Adjournment

There being no other business, at 9:19 am, a motion to adjourn was made by Director Linda Batterberry, seconded by Director Jensen, and upon vote the motion to adjourn was unanimously approved.

The next regular meeting of the Board of Directors of the Castle Pines Commercial Metropolitan District No. 3 is scheduled for February 6, 2026 at 9:00 a.m. on-line via Microsoft Teams Meetings with meeting ID and instructions included on the meeting agenda.

RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS OF THE
CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT No. 3 (CP3)

9:00 a.m., August 8, 2025

Via Microsoft Teams

ATTENDEES

Directors present: Shawn Batterberry, David Jensen, and Randall Warren attended via electronic device.

Others present: Charles Norton; Norton & Smith as District Counsel attended via electronic device.
Steve Wasiecko, Erika Stasko, Becca Haines; Mulhern MRE, Inc. attended via electronic device.
Steve Dazzio; Dazzio & Associates, PC attended via electronic device

I. Call to Order

The meeting was called to order at 09:08 a.m. Roll was taken and a quorum was present.

II. Ratify Conflict of Interest Statements

Directors ratified their Conflict of Interest Statements on file with the Secretary of State.

III. Approval of Agenda

The Board reviewed the Agenda. Upon a motion by Director Warren, seconded by Director Jensen, the Board unanimously approved the agenda.

IV. Public Comment

There were no members of the public present.

V. Review and Approval of Minutes of Prior Meeting

The Board reviewed the minutes of the April 25, 2025 meeting. Upon motion duly made by Director Warren, seconded by Director Jensen and upon vote, the April 25, 2025 meeting minutes were approved as presented.

VI. Financial Matters

Steve Wasiecko and Erika Stasko reviewed the financial statements with the Board.

Upon motion made by Director Jensen, seconded by Director Warren, the Board unanimously approved check register dated April 25, 2025-July 28, 2025.

VII. Review of Annual Audit

Steve Dazzio reviewed the Annual Audit with the Board and addressed Board questions.

Upon motion made by Director Shawn Batterberry, seconded by Director Jensen, the Board unanimously accepted the Annual Audit as presented.

VIII. Legal Matters

Charles Norton briefed the Board on current legal matters and addressed Board questions.

IX. Adjournment

There being no other business, at 9:44 am, a motion to adjourn was made by Director Jensen, seconded by Director Warren, and upon vote the motion to adjourn was unanimously approved.

The next regular meeting of the Board of Directors of the Castle Pines Commercial Metropolitan District No. 3 is scheduled for November 7, 2025 at 9:00 a.m. via Microsoft Teams Meeting with meeting ID and instructions included on the meeting agenda.

RECORD OF PROCEEDINGS

MINUTES OF THE BOARD OF DIRECTORS OF THE
CASTLE PINES COMMERCIAL METROPOLITAN DISTRICT No. 3 (CP3)

9:00 a.m., April 25, 2025

Via Microsoft Teams

ATTENDEES

Directors present: Shawn Batterberry, Linda Batterberry, and Randall Warren attended via electronic device.

Others present: Charles Norton; Norton & Smith as District Counsel attended via electronic device.
Steve Wasiecko, Erika Stasko, Becca Haines; Mulhern MRE, Inc. attended via electronic device.

I. Call to Order

The meeting was called to order at 09:12 a.m. Roll was taken and a quorum was present.

II. Ratify Conflict of Interest Statements

Directors ratified their Conflict of Interest Statements on file with the Secretary of State.

III. Approval of Agenda

The Board reviewed the Agenda. Upon a motion by Director L. Batterberry, seconded by Director Warren, the Board unanimously approved the agenda.

IV. Public Comment

There were no members of the public present.

V. Review and Approval of Minutes of Prior Meeting

The Board reviewed the minutes of the November 1, 2024 meeting. Upon motion duly made by Director L. Batterberry, seconded by Director Warren and upon vote, the November 1, 2024 meeting minutes were approved as presented.

VI. Approval of 2025 Election Resolution

Steve Wasiecko reviewed the Election Resolution with the Board.

Upon motion duly made by Shawn Batterberry, seconded by Linda Batterberry and upon vote, the 2025 Election Resolution was approved.

VII. Discussion Regarding Vacant Board Position

Charles Norton and Steve Wasiecko reviewed the vacancy on the Board and what legal requirements

VIII. Financial Matters

Steve Wasiecko and Erika Stasko reviewed the financial statements with the Board.

Upon motion made by Director Warren, seconded by Director Shawn Batterberry, the Board unanimously approved check register dated October 31, 2024-April 24, 2025.

IX. Legal Matters

Charles Norton briefed the Board on current legal matters and addressed Board questions.

X. Adjournment

There being no other business, at 9:27 am, a motion to adjourn was made by Director Linda Batterberry, seconded by Director Warren, and upon vote the motion to adjourn was unanimously approved.

The next regular meeting of the Board of Directors of the Castle Pines Commercial Metropolitan District No. 3 is scheduled for August 1, 2025 at 9:00 a.m. via Microsoft Teams Meeting with meeting ID and instructions included on the meeting agenda.