

RECORD OF PROCEEDINGS

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

9:00 a.m., May 1, 2026

Via Microsoft Teams

ATTENDEES

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

Others present: Steve Wasiecko, Enika Stasko, Laurie Tatlock and Missy Piché; Mulhern MRE, Inc. attended via electronic device.

I. Call to Order

The meeting was called to order at 09:02 a.m. Roll was taken and a quorum was present.

II. Ratify Conflict of Interest Statements

No topics to ratify.

III. Approval of Agenda

The Board reviewed the Agenda. Upon a motion by Shawn Batterberry, 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 7, 2025, meeting. Upon motion duly made by Shawn Batterberry, seconded by Randall Warren, David Jensen and upon vote, the November 7, 2025, meeting minutes were approved as presented. The February 2026 meeting was cancelled.

VI. Administrative Matters

Steve Wasiecko reviewed administrative matters with the Board and stated there are no administrative matters to discuss at present.

VII. Financial Matters

Steve Wasiecko is adding an invoice for \$1,961 from Norton Law. Steve informed the board there is a correction to the SDA of \$379 that had already been paid, this was made to ratification. Steve noted there is an invoice of approximately \$6,900 due to Marathon that needs to be paid, this was approved by Shawn Batterberry and Linda Batterberry. Laurie Tatlock informed the board the checks are ready for Shawn to sign today by noon. Steve Wasiecko informed the board they are under Budget and during the August 7, 2026, meeting they will discuss the budget. The Board approved unanimously the financial/payments as submitted in the meeting packet upon motion duly made by Randy Warren, seconded by David Jensen,

VIII. Legal Matters

Charles Norton informed the board that the Castle Pines Metro District 1 has been dissolved.

IX. Adjournment

There being no other business, at 9:17 am, a motion to adjourn was made by Shawn Batterberry, 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 7, 2026, at 9:00 a.m. on-line via Microsoft Teams Meetings with meeting ID and instructions included on the meeting agenda.

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III. Approval of Agenda

The Board reviewed the Agenda. Upon a motion by Shawn Batterberry, 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 7, 2025, meeting. Upon motion duly made by Shawn Batterberry, seconded by Randall Warren, and upon vote, the November 7, 2025, meeting minutes were approved as presented. Note: February 6, 2026 meeting was cancelled.

VI. Administrative Matters

Steve Wasiecko reviewed administrative matters with the Board and stated there are no administrative matters to discuss at present.

VII. Financial Matters

Steve Wasiecko is adding an invoice for \$1,961 from Norton Law. Steve informed the board there is a correction to the SDA of \$379 that had already been paid, this was made to ratification. Steve noted there is an invoice of approximately \$6,900 due to Marathon that needs to be paid, this was approved by Shawn Batterberry and Linda Batterberry. Laurie Tatlock informed the board the checks are ready for Shawn to sign today by noon. Steve Wasiecko informed the board they are under Budget and during the August 7, 2026, meeting they will discuss the budget. Upon motion duly made by Randall Warren, seconded by David Jensen, and upon vote, the check register for the period November 4, 2025-May 1, 2026 was approved and the financial statements for the period January-March, 2026 were accepted.

VIII. Legal Matters

Charles Norton informed the board that the Castle Pines Metro District 1 has been dissolved. This ends the contractual obligations with the Castle Pines Metro District 3. Charles presented the question of "Where to store the files related to Castle Pines Metro District 1?" Charles informed the board he is obligated to store the files for 7 years after his retirement date. He suggested Mulhern MRE, Inc. store a duplicate file. Steve Wasiecko confirmed a second file will be stored with Mulhern MRE, Inc.

IX. Adjournment

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