

RECORD OF PROCEEDINGS

**MINUTES OF THE BOARD OF DIRECTORS OF
THE INVERNESS METROPOLITAN IMPROVEMENT DISTRICT**

HELD: December 4, 2025, at 3:00 pm
58 Inverness Drive East, Suite 100
Englewood, CO 80112

ATTENDEES

Directors present in person:

Joel Christensen, Brett Stone, Tom Morton, and Bill Woodward. Charles Davis attended via electronic device.

Others present in person:

Luis Tovar, Clay Boelz, Laurie Tatlock, Enika Stasko, and Shelley Joksimovic with Mulhern MRE, Inc.; Alicia Garcia with Maynes, Bradford, Shipps, & Sheftel, LLP.

**CONFLICT OF
INTEREST**

Upon motion duly made, seconded and unanimously carried, the statements for the Directors, filed with the State of Colorado, Division of Local Governments were ratified.

PUBLIC COMMENT

There were no members of the public present.

AGENDA

The Board reviewed the agenda. Upon motion duly made by Director Christensen, seconded by Director Woodward and upon unanimous vote, the agenda was approved as presented.

CONSENT AGENDA

The Board considered the Consent Agenda. The Consent Agenda included approval of the minutes from the October 2, 2025 meeting, the investments and bank accounts as of October 31, 2025, the disbursements from September 23, 2025 through November 20, 2025, and acceptance of financial statements through October 31, 2025. The Board will consider acceptance of financial statements through October 31, 2025 when they consider approval of the 2026 Budget.

Following Board discussion and upon motion duly made by Director Christensen, seconded by Director Woodward and subject to minor grammatical changes and upon unanimous vote, the minutes from the October 2, 2025 meeting were approved.

Luis Tovar and Enika Stasko reviewed the investments and disbursements with the Board and addressed Board questions.

Laurie Tatlock reviewed the 2026 Meeting Dates with the Board.

Following Board discussion and upon motion duly made by Director Christensen, seconded by Director Woodward and upon vote, the Board unanimously approved

the consent agenda, ratified the investments and disbursements, and accepted the Meeting Dates for 2026.

DISCUSSION: 2024 FINANCIAL AUDIT

Luis Tovar and Erika Stasko reviewed the 2024 Financial Audit with the Board and addressed Board questions.

Following Board discussion and subject to minor modifications requested by staff, upon motion duly made by Director Woodward, seconded by Director Christensen and upon vote, the Board unanimously accepted the 2024 Audited Financial Statements.

PUBLIC HEARING ON 2026 BUDGET

Director Christensen opened a public hearing for discussion of the 2026 Budget at 3:14pm. There were no members of the public present.

Luis Tovar reviewed the 2026 Budget with the Board and addressed Board questions.

The Board closed the public hearing at 3:24pm.

Following Board discussion and upon motion duly made by Director Christensen, seconded by Director Stone and upon vote, the Board unanimously adopted the 2026 Budget, adopted the 2026 Mill Levy Resolution and accepted the financial statements for the period ending October 31, 2025.

PROJECT UPDATES

Luis Tovar reviewed the project updates with the Board and addressed Board questions.

Following Board discussion and upon motion duly made by Director Woodward, seconded by Director Christensen and upon vote, the Board unanimously approved expenditure of up to \$57,700 to bore approximately 640 feet for the installation of irrigation service lines to water the new medians on Inverness Drive West.

APPROVE/RATIFY CONTRACTS

Luis Tovar reviewed the 2026 contracts with the Board.

- i. Inverness Drive West Medians Irrigation Line – Colorado Boring
- ii. Annual Landscape Contract – Inverness Landscape, LLC
- iii. Annual District Flowers – Inverness Landscape, LLC
- iv. Annual Landscape Contract for Dry Creek Interchange – Inverness Landscape, LLC
- v. Annual Landscape Contract for County Line Interchange – Inverness Landscape, LLC
- vi. District Trash Collection & Removal Services – Inverness Service Group
- vii. 2026 IPACC Oversight, Administration, Participation & Enforcement – Various Consultants
- viii. 2026 Snow Removal Services – JPL
- ix. 2026 General District Management Services – MMRE

x. 2026 General District Accounting Services – MMRE

Director Woodward advised that he would abstain from voting on the Inverness Landscaping contract. Upon motion duly made by Director Stone, seconded by Director Morton, and upon vote the Board unanimously approved the Inverness Landscape contract items ii-v.

Upon motion duly made by Director Christensen, seconded by Director Morton, and upon vote the Board unanimously approved the contract items vi-x.

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 3:43pm. The next regular meeting is scheduled for Thursday, February 5, 2026 at 3:00pm at the District office location at 58 Inverness Drive East, Suite 100, Englewood, CO.

READ AND APPROVED BY THE BOARD:

Date: 2/5/26
Charles Davis
Charles Davis, Secretary