

MINUTES OF THE SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SAGE POINTE METROPOLITAN DISTRICT
HELD
MONDAY, DECEMBER 22, 2025
AT 6:00 P.M. AT CSU NORTHEAST REGIONAL ENGAGEMENT CENTER
304 MAIN STREET, STERLING, CO 80751

The meeting of the Board of Directors of Sage Pointe Metropolitan District (“District”) was called and held as shown above in accordance with the statutes of the State of Colorado.

ATTENDANCE

The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Karl Raff - President
Heather Gage - Treasurer
O’Ryan Taylor - Secretary
Sean Gibson – Director
James Thatcher - Director

Also, present were:

Angela Kana-Veydovec of KV Water Engineering, and members of the public.

CALL TO ORDER

After confirmation of a quorum of the Board present, the meeting of the Board of Directors of the Sage Pointe Metropolitan District was called to order immediately after the conclusion of the District’s Annual Meeting at approximately 6:00 p.m.

DISCLOSURE MATTERS

The Board was informed that 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 acknowledged their conflicts of interest, 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.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

The Board reviewed the minutes for December 2, 2025, regular meeting. Upon reading the meeting minutes, a motion was made, seconded and unanimously carried.

KV Water Engineering Presentation

Ms. Kana-Veydovec of KV Water Engineering gave a brief presentation on the importance of hiring a Construction Manager, Mr. Sam Hunt.

Mr. Hunt is charging the District \$150.00 per hour construction work fees and \$190.00 per hour sequencing fees. This position would also be an at will part-time, temporary position.

Ms. Kana-Veydovec went on to explain the savings this will offer the District. Construction Managers typically cost roughly \$350.00 - \$400.00 per hour. She went on to say that hiring a construction manager, that will work directly with the District's ORC's and the crew from Cloacina for the construction required to replace the rental unit with the permanent plant. By using our own people and Mr. Hunt. It will save the District a vast amount of money.

Mr. Hunt will also help the District comply with the bidding process for the financial institutions the District is engaging in for loans. These loans include purchase of the new Cloacina X-plant and construction costs. As well as payments for past due construction and engineering arrears costs.

Mr. Raff asked if the District could apply for grants during this process. Ms. Kana-Veydovec stated that the RCAC, Eliza Fink, Heather Gage and herself have had a complicated time getting our local DOLA representative to fight for Sage Pointe. Ms. Gage, Ms. Fink and Ms. Kana-Veydovec are going to put a presentation together and see if we can meet with Greg Etl to help him understand how important it is for the District to get his support moving forward with DOLA assistance.

Mr. Jim Yahn, a commissioner with Logan County stated that he would be willing to help the District with conversations with DOLA if needed.

Mr. Thatcher asked if we needed hard bids to move forward, and Angela stated that the District is moving forward with the pre-qualification of equipment process. This will preclude equipment requests for proposals. Pre-qualification uses the basis of design and demonstration. The District will go through this process and in turn save money moving forward. The District will also apply for Teir 1 or Teir 2 grants, probably the latter. Teir 2 grants help with Engineering costs. The District can only apply for one of these grants and the Teir 2 grant offers more cost-effective resolutions.

Ms. Kana-Veydovec went on to say that through her, Ms. Gage's efforts along with Cloacana's support have two financial institutions very interested in helping with the District financial needs.

Along with support and construction knowledge provided by Mr. Hunt, the District should be in a good position to qualify for the funding. If all goes well, the financial institute should accept and underwrite, which will take about 3—4 weeks and the line of credit should be available to move forward.

Ms. Kana-Veydovec ended her presentation.

PUBLIC COMMENTS

The floor was open to public comments. A member of the public asked if hiring Mr. Hunt would ever mean that District would have to increase the rate because of who the District is employing. Ms. Gage stated that the employees of the District are considered part-time employees and will be included in the budget. The loan will cover the costs of the Construction Manager, and these costs have been considered in the loan amount. If the homeowners continue to make monthly utility payments the rate should not increase. Ms. Gage went on to state that this will take ever member of the community to make their monthly utility payments to keep the District solvent.

Upon no further comments from the public, there was a motion to employ Sam Hunt, this was seconded and unanimously carried.

ADJOURNMENT

There being no further business, Mr. Raff called for adjournment at approximately 7:00 p.m.

/s/ O'Ryan Gibson
Secretary of the Meeting