

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

MARVELLA METROPOLITAN DISTRICT

Friday, February 13, 2026, 12:00 P.M.

ADMINISTRATIVE ITEMS

The regular meeting of the Board of Directors of the Marvella Metropolitan District (District) was called and held on Friday, February 13, 2026, at 12:00 p.m. via teleconference and in person, in accordance with Colorado law. The following Directors were present and confirmed their qualification to serve on the Board:

- Tahlia Sayers, President (Term Expiration: May 2029)
- Kevin Wrede, Treasurer (Term Expiration: May 2029)
- Craig Corliss, Secretary (Term Expiration: May 2027)
- Michael Kark, Assistant Secretary (Term Expiration: May 2027)

The following Director was excused from attending the meeting:

- Ian Roth, Assistant Secretary (Term Expiration: May 2027)

Also in Attendance:

- Michael Schenfeld and Carlos Arreola-Karr, District Managers, CRS of Colorado
- Karlie Ogden, Esq., ISP Law

Call to Order and Declaration of Quorum:

A quorum of the Board was present, and the meeting was called to order at 12:02 p.m. by Mr. Arreola-Karr. Director Wrede moved to excuse Director Roth's absence. Upon second by Director Sayers, a vote was taken, and the motion carried unanimously.

Disclosure of Potential Conflicts of Interest:

There were none.

Approval of Agenda:

Director Wrede moved to approve the agenda as presented. Upon second by Director Sayers, a vote was taken, and the motion carried unanimously.

Review and Consider Approval of November 6, 2025, Special and Annual Meeting Minutes:

Director Sayers moved to approve the November 6, 2025, special and annual meeting minutes as presented. Upon second by Director Wrede, a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT

There was none.

FINANCIAL ITEMS

- a. **Review and Consider Approval of 2025 Budget Amendment:** Director Sayers opened the public hearing. Mr. Arreola-Karr confirmed that proper notice had been provided. Mr. Arreola-Karr presented the proposed 2025 budget amendment and summarized the amendment for the Board. There being no public comment, Director Sayers closed the public hearing. Director Wrede moved to approve the 2025 budget amendment. Upon second by Director Corliss, a vote was taken, and the motion carried unanimously.
- b. **Consider Ratification of the Payment of Claims:** Mr. Arreola-Karr reviewed the payment of claims with the Board. Director Wrede moved to ratify the payment of claims as presented. Upon second by Director Kark, a vote was taken, and the motion carried unanimously.
- c. **Review Cash Position Summary and the Unaudited Financial Statements:** Mr. Arreola-Karr reviewed the cash position summary and unaudited financial statements with the Board. Director Wrede moved to accept the cash position summary and unaudited financial statements as presented. Upon second by Director Corliss, a vote was taken, and the motion carried unanimously.
- d. **Review and Accept Audit Exemption:** Mr. Arreola-Karr provided a high-level overview of the audit exemption. It was noted that the District accountant would circulate the audit exemption for Board signature via DocuSign. Director Wrede moved to approve the audit exemption. Upon second by Director Kark, a vote was taken, and the motion carried unanimously.

MANAGEMENT ITEMS

- a. **Review Look-Ahead Schedule:** Mr. Arreola-Karr reviewed the look-ahead schedule with the Board.
- b. **Manager's Report:** Mr. Schenfeld reviewed the Manager's Report included in the Board packet and provided updates regarding landscape maintenance, annual flower installations, pool operations, and other District maintenance items. Discussion ensued regarding the proposed flower beds, and the Board expressed a desire to review the final flower bed layouts, plant types, and quantities prior to installation. Mr. Schenfeld indicated he would follow up and provide additional information for Board review. Mr. Schenfeld also

reviewed pool repairs and operational planning for the upcoming season. He noted the goal of having the pool fully operational by the end of April and stated that he would follow up regarding warranty matters associated with recent work. Mr. Schenfeld responded to questions from the Board throughout the discussion.

DIRECTOR ITEMS

There were none.

LEGAL ITEMS:

There were none.

OTHER BUSINESS ITEMS

Discussion ensued regarding winter/native mowing. Director Kark moved to authorize obtaining a quote for winter/native mowing. Upon second by Director Wrede, a vote was taken, and the motion carried unanimously.

ADJOURNMENT

With no further business to come before the Board, Director Wrede moved to adjourn the meeting. Upon second by Director Kark, a vote was taken, and the meeting was adjourned at 12:51 p.m.

Respectfully submitted,

Carlos Arreola-Karr _____

Secretary of the Meeting