

# RECORD OF PROCEEDINGS

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## MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD

OF THE

ANTLER CREEK METROPOLITAN DISTRICT

Held: Tuesday, January 27, 2026, at 1:00 p.m. via video conference at <https://us06web.zoom.us/j/81500234049?pwd=xv7Zaknp7Sgz0qq7m4k4cPPw4KMGWl.1&jst=1> or via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 815 0023 4049, Passcode: 346380.

Attendance:

An organizational meeting of the Board of Directors of Antler Creek Metropolitan District was called and held as shown in accordance with the statutes of the State of Colorado.

The following Directors were present:

Vanja Hrustanovic  
Libertad Roxana Soto  
Dzelal Hrustanovic  
Brannon Loines  
Jamilex Dukes

Also present were: Alicia J. Corley, Icenogle Seaver Pogue, P.C.; and Rebecca Harris, Wisdom Management, LLC.

Call to Order/Declaration of  
Quorum:

Director Dzelal Hrustanovic, noting the presence of a quorum, called to order the organizational meeting of the Board of Directors (the “Board”) of the Antler Creek Metropolitan District (the “District”) at approximately 1:00 p.m.

Directors Matters/Disclosure  
Matters:

Ms. Corley then advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed they do not have any conflicts of interest to disclose.

Approval of/Additions To/  
Deletions From the Agenda:

After review and discussion, and upon motion by Director Dzelal Hrustanovic, second by Director Loines, and unanimous vote, the Board approved the agenda as presented.

Public Comment:

None.

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## Organizational Items -

Organizational Resolution,  
Election of Officers and  
Regular Meeting  
Date/Location:

Ms. Corley presented to and reviewed with the Board a resolution, prepared annually to handle the District's ongoing operation and business. After review and discussion, upon motion by Director Vanja Hrustanovic, second by Director Loines, and unanimous vote, the Board approved the resolution including the election of the following officers to the Board and regular meeting date/location:

President:	Dzelal Hrustanovic
Treasurer/Secretary:	Libertad Soto
Assistant Secretary:	Vanja Hrustanovic
Assistant Secretary:	Brannon Loines
Assistant Secretary:	Jamilex Dukes

Wednesday, November 11, 2026 at 4:05 P.M. via video conference at <https://teams.microsoft.com/meet/2534313351643?p=R2qIvv6K4ff6f1PZh1>, Meeting ID: 253 431 335 164 3, Passcode: bo2xC3r9 and via telephone conference at Dial In: 1-323-741-1303, Phone Conference ID: 780 215 314#.

Indemnification Resolution:

Ms. Corley presented to and reviewed with the Board the Indemnification Resolution. After review and discussion, upon motion by Director Loines, second by Director Soto, and unanimous vote, the Board approved the Indemnification Resolution.

Insurance Coverage/Bonds:

Ms. Corley and Ms. Harris presented to and reviewed with the Board the Directors' and Treasurer's Bonds obtained from RLI, the standard Resolution and Intergovernmental Agreement with the Colorado Special Districts Property and Liability Pool which requires joining the Special District Association, the TCW/Highstreet Insurance and Financial Services Agency Services Agreement, and Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board. After review and discussion, upon motion by Director Vanja Hrustanovic, second by Director Loines, and unanimous vote, the Board ratified approval of the Directors' and Treasurer's Bonds, approved a Resolution and

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Intergovernmental Agreement with Colorado Special District Property and Liability Pool, authorized joining the Special District Association, authorized binding coverage (public officials' liability, general liability, and directors and officers liability coverage), and approved the Resolution Determining Not to Provide Workers' Compensation Insurance Coverage for Uncompensated Members of the Board. The Board did not take any action on the TCW/Highstreet Insurance and Financial Services Agency Services Agreement and directed Ms. Harris to ensure that coverage is bound.

Resolution Designating an Official Custodian for the Colorado Open Records Act:

Ms. Corley presented to and reviewed with the Board a Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S. and proposed rules to be adopted by the Official Custodian. After review and discussion, upon motion by Director Loines, second by Director Vanja Hrustanovic, and unanimous vote, the Board approved the Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S.

Official Custodian Adoption of Rules Related to Requests for Inspection of Public Records Pursuant to Colorado Open Records Act:

The Official Custodian adopted the Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-200.1 *et seq.*, C.R.S.

Resolution Adopting Technology Accessibility Statement:

Ms. Corley presented to and reviewed with the Board the Resolution Adopting Technology Accessibility Statement. After review and discussion and upon motion by Director Loines, second by Director Vanja Hrustanovic, and unanimous vote, the Board approved the Resolution Adopting Technology Accessibility Statement.

Creation of District Website:

Ms. Harris discussed creating and initially hosting the District's website through Wisdom Management, and then migrating the District's website to be hosted by the Colorado Statewide Internet Portal Authority (SIPA). After review and discussion, upon motion by Director Vanja Hrustanovic, second by Director Loines, and unanimous vote, the Board

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approved entering into an agreement with Wisdom Management, LLC, and then at the direction of Ms. Harris terminating that agreement or portion thereof and entering into an intergovernmental agreement with SIPA for website services.

Consider Engagement of Consultants:

After discussion and review, upon the motion of Director Loines, second of Director Vanja Hrutanovic, and unanimous vote, the Board approved to engage Icenogle Seaver Pogue, P.C. as general legal counsel to the District and Wisdom Management, LLC as management and accountant to the District.

Legal Matters -

Approval of and/or Direction Related to Advance and Reimbursement Agreement (Operations & Maintenance Expenses):

Ms. Corley presented to and reviewed with the Board the form of Advance and Reimbursement Agreement (Operations & Maintenance Expenses), advising that Icenogle Seaver Pogue, P.C. has not prepared the Agreement at this time given their role as developer's counsel related to organization of the District and would recommend that the developer's legal counsel review on behalf of the developer once Icenogle Seaver Pogue, P.C. is engaged as District counsel. Following discussion and upon motion by Director Vanja Hrutanovic, second by Director Loines, and unanimous vote, the Board approved the Advance and Reimbursement Agreement (Operations & Maintenance Expenses) with a maximum advance amount equal to 150% of the 2026 general budget, subject to finalization by general counsel and any revisions requested by developer's counsel which are acceptable to general counsel.

Approval of and/or Direction Related to Advance and Reimbursement and Facilities Acquisition Agreement (Capital Expenses):

Ms. Corley presented to and reviewed with the Board the form of Advance and Reimbursement Agreement (Capital Expenses), advising that Icenogle Seaver Pogue, P.C. has not prepared the Agreement at this time given their role as developer's counsel related to organization of the District and would recommend that the developer's legal counsel review on behalf of the developer once Icenogle Seaver Pogue, P.C. is engaged as District counsel. Following discussion and upon motion by Director Vanja Hrutanovic, second by Director Loines, and unanimous vote, the Board approved the Advance and Reimbursement Agreement (Capital Expenses) with a maximum advance amount of \$10,000,000, subject to

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finalization by general counsel and any revisions requested by developer's counsel which are acceptable to general counsel.

## Service Plan Compliance

### Items:

Disclosure to Prospective Purchasers:

Ms. Corley presented to and reviewed with the Board the Disclosure to Prospective Purchasers. Following discussion and upon motion by Director Vanja Hrustanovic, second by Director Soto, and unanimous vote, the Board approved the Disclosure to Prospective Purchasers.

Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement for Filing No. 1:

Ms. Corley presented the Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement for Filing No. 1 by and between Antler Creek Metropolitan District, El Paso County, and the developer to the Board. After discussion and review, upon the motion of Director Vanja Hrustanovic, second of Director Loines, and unanimous vote, the Board approved the Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement for Filing No. 1, subject to final revisions satisfactory to legal counsel.

Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement for Filing No. 2:

Ms. Corley presented the Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement for Filing No. 2 by and between Antler Creek Metropolitan District, El Paso County, and the developer to the Board. After discussion and review, upon the motion of Director Vanja Hrustanovic, second of Director Loines, and unanimous vote, the Board approved the Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement for Filing No. 2, subject to final revisions satisfactory to legal counsel.

Stormwater Facility Maintenance Agreement and Easement:

Ms. Corley presented the Stormwater Facility Maintenance Agreement and Easement for Filing No. 2 by and between Antler Creek Metropolitan District, El Paso County, and the developer to the Board. After discussion and review, upon the motion of Director Vanja Hrustanovic, second of Director Loines, and unanimous vote, the Board approved the Stormwater Facility Maintenance Agreement and Easement

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for Filing No. 2, subject to final revisions satisfactory to legal counsel.

Other: None.

## Financial Matters -

Public Hearing on Proposed 2025 Budget:

Upon motion by Director Vanja Hrustanovic, second by Director Soto, and unanimous vote, the Board opened a public hearing on the proposed 2025 budget consistent with published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Vanja Hrustanovic, second by Director Soto, and unanimous vote, the Board closed the public hearing.

Resolution Approving Proposed 2025 Budget, and Appropriate Sums of Money:

Ms. Harris reviewed with the Board the proposed 2025 budget and Ms. Corley presented to the Board a Resolution for approval and adoption of the 2025 budget and appropriating funds therefor. After review and discussion, upon motion by Director Vanja Hrustanovic, second by Director Loines, and unanimous vote, the Board approved the resolution adopting the 2025 budget and appropriating the funds to the approved budget.

Public Hearing on Proposed 2026 Budget:

Upon motion by Director Vanja Hrustanovic, second by Director Soto, and unanimous vote, the Board opened a public hearing on the proposed 2026 budget consistent with published notice. There appearing no member of the public wishing to speak on the budget, upon motion by Director Vanja Hrustanovic, second by Director Soto, and unanimous vote, the Board closed the public hearing.

Resolution Approving Proposed 2026 Budget, and Appropriate Sums of Money:

Ms. Harris reviewed with the Board the proposed 2026 budget and Ms. Corley presented to the Board a Resolution for approval and adoption of the 2026 budget and appropriating funds therefor. After review and discussion, upon motion by Director Vanja Hrustanovic, second by Director Loines, and unanimous vote, the Board approved the resolution adopting the 2026 budget and appropriating the funds to the approved budget.

Consider Approval of and/or Direction of Obtaining Federal Employer

Ms. Harris reported on the status of obtaining a Federal Employer Identification Number ("FEIN"), Colorado Sales Tax Exemption certificate, and PDPA number for Public

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Identification Number/  
Sales Tax Exemption for  
Colorado  
Organizations/PDPA  
Number for Public Funds  
Deposited in Banks:

Funds Deposited in Banks for the District. After review, upon motion of Director Vanja Hrustanovic, second of Director Loines, and unanimous vote, the Board approved authorizing Ms. Harris to submit the necessary paperwork to obtain a Federal Employer Identification Number (“FEIN”), State Sales Tax Exemption certificate, and PDPA Number for Public Funds Deposited in Banks for the District.

Establishment of the Bank  
Account and Authorization  
of Signers:

Ms. Harris reported on the status of the establishment of the bank account and authorization of signers for the District. After review, upon motion of Director Vanja Hrustanovic, second of Director Loines, and unanimous vote, the Board approved authorizing Ms. Harris to submit the necessary paperwork to establish the bank account for the District with Eastern Colorado Bank and authorizing all the Board members as signers on the account.

Bill.com for District  
Payments:

Ms. Harris reported on the status of Bill.com for District payments. After review, upon motion of Director Vanja Hrustanovic, second of Director Loines, and unanimous vote, the Board approved authorizing Ms. Harris to set up Bill.com for the District payments.

2025 Audit Exemption:

Ms. Harris reviewed with the Board the process for filing a 2025 Audit Exemption. Following review, upon motion by Director Vanja Hrustanovic, second by Director Soto, and unanimous vote, the Board authorized Ms. Harris to submit the 2025 Audit Exemption.

Other:

None.

Other Business:

None.

Adjourn:

There being no further business to come before the Board, upon motion of Director Loines, second of Director Vanja Hrustanovic, and unanimous vote, the meeting was adjourned at 1:49 p.m.

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Secretary for the District

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