RECORDINGS OF PROCEEDINGS

MINUTES OF A JOINT REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE MIRABELLE METROPOLITAN DISTRICT NOS. 1 AND 2 (THE "DISTRICTS") HELD April 9, 2025

A joint regular meeting of the Boards of Directors of the Mirabelle Metropolitan District Nos. 1 and 2 (referred to hereafter as the "Boards") was convened on Wednesday, April 9, 2025, at 8:30 a.m. This Districts' Board meeting was held via Zoom Teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

District No. 1:
Michele Miller, President
Jessica McDonagh, Assistant Secretary
Jennifer Hepp, Treasurer
Thomas Schriefer, Secretary

Director Eric Weinstein was absent and excused.

District No. 2:
Michele Miller, President
Wyatt Chadwick, Vice President
Jennifer Hepp, Treasurer
Kristen Beshany, Assistant Secretary

Director Mac Orlady was absent and excused.

Also, In Attendance Were:
Trish Harris; White Bear Ankele Tanaka & Waldron, P.C. ("WBA")
Sarah Esther, Andrea Weaver, Ben McDowell, Lane Melott, and Hannah Wasson; Advance HOA Management
Aaron Clutter; JR Engineering
Sam Newman: BrightView Landscape
Ryan McDermed; Shea Homes

ADMINISTRATIVE MATTERS

Call to Order: Director Miller called the meeting to order at 8:32 a.m.

Quorum/ Disclosures of Potential Conflicts of Interest: Quorums were confirmed for both Boards. The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be reflected in these minutes. The Boards were advised that pursuant to Colorado law, certain disclosures by the Boards' members may be required prior to taking official action at the meeting. Mr.

McDowell reported disclosures for those Directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda: Following discussion, upon motions duly made and seconded, the Boards unanimously approved the Agenda as presented.

Public Comment: None.

CONSENT AGENDA

Approval of Minutes from the Joint Regular Meeting held March 12, 2025: Following discussion, upon motions duly made and seconded, the Boards unanimously approved and/or ratified, as appropriate, the Consent Agenda items.

FINANCIAL MATTERS

Consider Approval of Unaudited Financial Statements for period ending February 28, 2025 (District No. 1 & 2): Ms. Weaver reviewed the Financial Statements with the Boards. Following review and discussion, upon motions duly made and seconded, the Boards unanimously accepted the Unaudited Financial Statements for the period ending February 28, 2025.

Consider Approval/Ratification of Payables through February 28, 2025: Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the payables as presented.

LEGAL MATTERS

Discussion on Regulation 29 – Lawn and Garden Equipment: Ms. Harris provided an overview of Regulation 29 related to the use of gas powered lawn and garden equipment.

Discussion regarding ADU Legislation: Ms. Harris provided an overview of recent legislation related to accessory dwelling units and its applicability to the Districts.

MANAGER MATTERS

Manager's Report: Mr. McDowell presented the Manager's Report to the Directors noting key topics.

Monthly Maintenance Report from BrightView Landscape Development – March: Mr. Newman presented the report to the Directors noting key topics.

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CONSTRUCTION MATTERS

Consider Proposal from Prep-Rite Coatings for Solstice Park Bench Staining: Mr. McDowell reviewed the proposal with the Boards. Following review and discussion, the Boards requested to review two additional proposals at the next meeting. No action was taken.

OTHER MATTERS

The Boards discussed new Board member orientation onboarding education. Legal will provide training documentation to new Board members.

EXECUTIVE SESSION

Executive session of the Board of Directors for the purpose of receiving legal advice pursuant 24-6-402(4)(b), Colorado Revised Statutes, as it relates to parking regulations and related matters in relation to the parking of Sprinter vans in the community: Upon motions duly made and seconded, and upon an affirmative vote of at least two-thirds of the quorum of each Board present, the Boards convened in executive session at 9:02 a.m. for the purpose of receiving legal advice pursuant 24-6-402(4)(b), Colorado Revised Statutes, as it relates to parking regulations and related matters in relation to the parking of Sprinter vans in the community

Pursuant to § 24-6-402(4), C.R.S., the Boards did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Boards reconvened in regular session.

Following discussion, upon motions duly made and seconded, the Boards requested legal to clarify the parking policy regarding the definition of recreational vehicles.

Following discussion, upon motions duly made and seconded, the Boards unanimously approved to send account 2477861 to the attorney for collections.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 09:56 a.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Jessica McDonagh

Mirabelle MD 1 - Secretary for the Meeting

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Michele Miller

Michele Miller (Jun 12, 2025 09:19 MDT)

Mirabelle MD 2 - Secretary for the Meeting