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 July 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, July 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
Eric Weinstein, Vice-President
Jennifer Hepp, Treasurer
Thomas Schriefer, Secretary

Director McDonagh was absent and excused.

District No. 2:
Michele Miller, President
Wyatt Chadwick, Vice President
Rick Owens, Treasurer
Tom Burbey, Assistant Secretary
Mac Orlady, Assistant Secretary

Also, In Attendance Were:
Trish Harris; White Bear Ankele Tanaka & Waldron, P.C. ("WBA")
Rachel Hillis, 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 8:33 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: Public comments included landscaping improvements along Bright Sky Ln.

CONSENT AGENDA

Approval of Minutes from the Joint Regular Meeting held June 11, 2025, Ratification of Independent Contractor Agreement with Pure Choice Construction for Solstice Park Bench Staining, Ratification of Independent Contractor Agreement with JR Engineering for 2025 Mirabelle Stormwater Maintenance, Ratification of Independent Contractor Agreement with JR Engineering for Civil Engineering Services for the Landing and Shade Park: 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 May 31, 2025 (District No. 1 & 2): Ms. Weaver reviewed the Financial Statements with the Boards. Following review and discussion, upon motions duly made by Director Owens and Director Hepp and seconded by Director Weinstein and Director Chadwick, the Boards unanimously accepted the Unaudited Financial Statements for the period ending May 31, 2025.

Consider Approval/Ratification of Payables through May 31, 2025: Following discussion, upon a motion duly made by Director Hepp and seconded by Director Schriefer, the Board of District No. 1 unanimously approved the payables as presented.

Review and Consider Approval of 2024 Audits: Ms. Weaver reviewed the 2024 draft audits with the Boards. Following review and discussion, upon motions duly made by Director Chadwick and Director Hepp and seconded by Director Schriefer and Director Burbey, the Boards unanimously approved the 2024 Audits subject to final revisions by the auditor.

LEGAL MATTERS

Consider Approval of Settlement Agreement and Mutual Release (District No. 1): Ms. Harris provided an overview of the settlement agreement. Following review and discussion, upon a motion duly made by Director Weinstein, and seconded by Director Hepp, the Board of District No. 1 unanimously approved the settlement of the issue with DINS, subject to a three-way settlement agreement between the District, DINS, and Advance HOA Management. The District is moving forward with an agreement with Advance HOA, whereby the District and Advance HOA will split the remaining balance of $2,348.98 equally.

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MANAGER MATTERS

Manager's Report: Mr. McDowell presented the Manager's Report to the Directors noting key topics. Director Hepp requested that the number of ARC plan submittals be included in the next report.

Monthly Maintenance Report from BrightView Landscape Development – June: Mr. Newman presented the report to the Directors noting key topics. Director Hepp, Director Miller, Director Owens, and management will schedule a meeting with Mr. Newman to review the landscaping contract.

Consider Approval of Restrictive Covenant Agreement with Tolling Provision: Director Miller provided an overview of the agreement. Upon a motion duly made by Director Weinstein, and seconded by Director Hepp, the Board unanimously approved the Restrictive Covenant Agreement with Tolling Provision.

Discussion Regarding Fence Maintenance Project Phase 2: Mr. McDowell provided an overview of the proposals. The Boards requested management to create a bid comparison sheet, research alternative fence stains to identify longer lasting products, and obtain proposals for replacement fence boards for each phase of the project.

CONSTRUCTION MATTERS

Consider Proposal from BrightView for Revive Application in Turf Areas: Mr. McDowell and Mr. Newman provided an overview of the proposal, noting that this is an additional supplementary service that is not included in the regular maintenance contract. Mr. Newman explained that the initial Revive treatment, which was included in the contract, had already been applied, and the turf is now in need of an additional application. Following review and discussion, upon a motion duly made by Director Hepp, and seconded by Director Weinstein, the Board unanimously approved the proposal from BrightView for Revive Application in Turf Areas and requested an update on the effectiveness of the treatment provided.

OTHER MATTERS

Account Aging Report: The Board reviewed the account aging report. Upon a motion duly made by Director Hepp, and seconded by Director Weinstein, the Board unanimously approved sending accounts 2478187 and 2477861 to the attorney for collections.

Social Media Communications Policy: The Boards discussed the need for a social media communications policy. Ms. Harris and will prepare a draft policy for consideration at the next meeting. Upon a motion duly made and seconded, the Boards approved the preparation of a draft social media communications policy for review at the next meeting.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 9:31 a.m.

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

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Respectfully submitted,

Thomas Schriefer (Aug 14, 2025 09:21:17 MDT)

Mirabelle MD 1 - Secretary for the Meeting

Mac Orlady

Mirabelle MD 2 - Secretary for the Meeting