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 August 13, 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, August 13, 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 – Absent and Excused
Jennifer Hepp, Treasurer
Thomas Schriefer, Secretary
Jessica McDonagh, Assistant Secretary

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:
Erin Stutz; White Bear Ankele Tanaka & Waldron, P.C. ("WBA")
Sara Esther, Victoria Filippi, Ariel Fuqua, Andrea Weaver, Ben McDowell, Lane Melott, and Hannah Wasson; Advance HOA Management
Aaron Clutter; JR Engineering
Adam Thouvenot: BrightView Landscape
Ryan McDermed; Shea Homes
Joseph Bucceri; Orten Cavanagh Holmes & Hunt, LLC

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 with the addition of Consider Approval of Park Plans in section 8, the addition of Consider Recommended Action by OCH Regarding Claim Number 25S194 in section 10, and the removal of Discussion Regarding Fence Maintenance Project Phase 2.

CONSENT AGENDA

Approval of Minutes from the Joint Regular Meeting held July 9, 2025: Director Hepp noted a typo in the minutes. Following discussion, upon motions duly made and seconded, the Boards unanimously approved and/or ratified, as appropriate, the Consent Agenda item.

FINANCIAL MATTERS

Consider Approval of Unaudited Financial Statements for period ending June 30, 2025 (District No. 1 & 2): Ms. Weaver reviewed the Financial Statements with the Boards. Following review and discussion, upon motions duly made by Director Burbey and Director Hepp and seconded by Director Schriefer and Director Owens, the Boards unanimously accepted the Unaudited Financial Statements for the period ending June 30, 2025.

Consider Approval/Ratification of Payables through June 30, 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.

LEGAL MATTERS

Consider Approval of Resolution Adopting Social Media Communications Policy: Ms. Stutz provided an overview of the policy. Following review and discussion, upon a motion duly made by Director Hepp and Director Chadwick, and seconded by Director Owens and Director Schriefer, the Boards unanimously approved the Resolution Adopting Social Media Communications Policy.

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 – July: Mr. Thouvenot presented the report to the Directors noting key topics.

CONSTRUCTION MATTERS

Consider Proposal of Drainage Easement Agreement: Mr. Clutter provided an overview of the agreement. Following review and discussion, upon a motion duly made by Director Hepp, and seconded by Director Schriefer, the Board unanimously approved the Drainage Easement Agreement.

Consider Approval of Resolution Accepting Property: Mr. Clutter provided an overview of the resolution for Tract J1-A. Following review and discussion, upon a motion duly made by Director Schriefer, and seconded by Director Hepp, the Board unanimously approved the Resolution Accepting Property.

Ratify Solstice Filing No. 1 Amendment 3 Replat: Mr. Clutter provided an overview of the plat that was recorded with the County. Following review and discussion, upon a motion duly made by Director Schriefer, and seconded by Director Hepp, the Board unanimously approved the Ratification of Solstice Filing No. 1 Amendment 3 Replat.

Consider Approval of Irrigation Mainline Repair Proposal: Mr. McDowell noted that this work was completed, and the cost was under the management work up to number. Following review and discussion, upon a motion duly made by Director McDonagh, and seconded by Director Schriefer, the Board unanimously approved the Irrigation Mainline Repair Proposal.

Director Chadwick exited the meeting.

Consider Approval of Proposal for Second Phase Fence Staining: Mr. McDowell reviewed the proposals and bid comparison sheet with the Board. Following review and discussion, upon a motion duly made by Director Hepp and seconded by Director Schriefer, the Board unanimously approved the Advance CAC proposal for fence maintenance for Filing 3, scheduled to begin in the spring of 2026 due to budget constraints in 2025.

Consider Approval of Park Plans: Mr. McDermed provided an overview of the park plans for Fun Shade Park, the Landing, and the basketball court. He noted that the location of the basketball court has been moved from Fun Shade Park to a newly proposed location near the amphitheater. This Agenda item will be included on the next Board meeting Agenda as an update to the community. Following review and discussion, upon a motion duly made by Director McDonagh and seconded by Director Hepp, the Board unanimously approved the Park Plans.

PUBLIC COMMENT

One comment was made regarding landscaping in Filing 3.

EXECUTIVE SESSION

Executive session of the Board of Directors for the purpose of receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to covenant enforcement matters and Claim 25S194 pursuant to Sections 24-6-402(4)(b) and (e), Colorado Revised Statutes: 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 9:37 a.m. for the purpose of receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to covenant enforcement matters and Claim 25S194 pursuant to Sections 24-6-402(4)(b) and (e), Colorado Revised Statutes.

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.

RECORDINGS OF PROCEEDINGS

The Boards reconvened in regular session.

Recommended Action by OCH Regarding Claim Number 25S194: Upon motions duly made by Director Owens and Director Hepp and seconded by Director Orlady and Director Schriefer, the Boards unanimously approved the recommended action by OCH Regarding Claim Number 25S194.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 10:05 a.m.

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

Respectfully submitted,

Tom Schriefer

Thomas Schriefer (Sep 11, 2025 17:25:49 MDT)

Mirabelle MD 1 - Secretary for the Meeting

Mac Orlady

Mirabelle MD 2 - Secretary for the Meeting