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 DECEMBER 10, 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, December 10, 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
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:
Trish Harris; WBA, P.C.
Ariel Fuqua, Victoria Filippi, Ben McDowell, Lane Melott, and Hannah Wasson; Advance HOA Management'
Sam Newman; BrightView
Ryan McDermed; Shea Homes
4 Members of the Public

ADMINISTRATIVE MATTERS

Call to Order: Director Miller called the meeting to order at 8:34 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 both 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 Community Outreach for Improvements in section 7.

CONSENT AGENDA

Approval of Minutes of Regular Meeting held November 12, 2025, and Approval of Minutes of District No. 2 Annual Meeting held November 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/Ratification of Payables through October 31, 2025: Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the payables as presented.

Consider Approval of Unaudited Financial Statements for period ending October 31, 2025 (District No. 1 & 2): Ms. Fuqua 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 October 31, 2025.

Conduct Public Hearings on 2025 Budget Amendments; Consider Adoption of Resolutions Amending the 2025 Budgets: A 2025 Budget amendment was not needed for District 2. Ms. Fuqua presented an overview of the 2025 Budget Amendments for District 1. Ms. Harris opened the public hearing. Director Owens and Mr. Depuy asked clarifying questions. Ms. Fuqua responded to the questions. The public hearing was closed. Upon a motion duly made and seconded, the Board of District 1 unanimously approved the Resolution Amending the 2025 Budget for District 1.

Conduct Public Hearings on 2026 Budgets; Consider Adoption of Resolutions Adopting 2026 Budgets, Imposing Mill Levies and Appropriating Funds: Ms. Fuqua reviewed the 2026 Budgets for District 1 and District 2 with the Boards. Ms. Harris opened the public hearing. Director Owens and Mr. Depuy asked clarifying questions. Ms. Fuqua responded to the questions. The public hearing was closed. Upon a motion duly made and seconded, the Boards unanimously approved the 2026 Budgets, Imposing Mill Levy and Appropriating Funds.

LEGAL AND INSURANCE MATTERS

Discuss and Review Proposals for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval Authorization to Bind Coverage: Mr. McDowell reported that the renewal proposal for District 1 has not yet been received. Following discussion, and upon motions duly made and seconded, the Board of District 1 unanimously authorized Director Miller to review and approve the renewal upon receipt.

Following review and discussion, and upon motions duly made and seconded, the Board of District 2 unanimously approved the Renewal of the General Liability Schedule and Limits and the Property Schedule and Authorization to Bind Coverage for District 2.

Consider Authorization of Exclusion from Workers' Compensation Coverage: Following review and discussion, upon motions duly made, seconded and upon votes, unanimously carried, the Boards unanimously approved the Exclusion from Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool.

MANAGER MATTERS

Community Outreach for Improvements: The Boards reviewed the draft survey regarding the proposed basketball hoop amenity, which will be distributed to all residents for feedback. Director Miller and Director Burbey will review and approve the final draft once all revisions have been made.

Consider Approval of 2026 OCH Terms of Engagement: Following review and discussion, upon motions duly made, seconded and upon votes, unanimously carried, the Boards unanimously approved the 2026 OCH Terms of Engagement.

Consider Approval of Proposal for Fence Staining in Filing 4: Mr. McDowell noted that the fence maintenance proposal for Filing 3 was approved at a prior meeting, with work scheduled to begin in 2026. He noted that combining the two phases is appropriate since funding for both is included in the 2026 budget. Following review and discussion, and upon motions duly made, seconded, and unanimously approved, the Boards authorized the proposal for Fence Staining in Filing 4.

Manager's Report: Mr. McDowell presented the Manager's Report to the Directors noting key topics. He noted that RFPs for landscaping will be presented to the Boards prior to irrigation startup.

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

PUBLIC COMMENT

Comments were made regarding the basketball court survey and the trail location located at the Landing.

EXECUTIVE SESSION

Executive Session of the Boards of Directors for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to Brightview landscape maintenance agreements pursuant to Section 24-6-402(4)(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 9:52 a.m. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators as it relates to Brightview landscape maintenance agreements pursuant to Section 24-6-402(4)(e), Colorado Revised Statutes.

RECORDINGS OF PROCEEDINGS

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.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 10:06 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

Mac Orlady

Mirabelle MD 2 - Secretary for the Meeting