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 October 8, 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, October 8, 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 – Absent and Excused
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 – Absent and Excused

Also, In Attendance Were:
Trish Harris and Matt Fegan; WBA, P.C.
Sarah Esther, Victoria Filippi, Ariel Fuqua, Ben McDowell, and Hannah Wasson; Advance HOA Management
Aaron Clutter; JR Engineering
Sam Newman and Adam Thouvenot: BrightView Landscape
Ryan McDermed; Shea Homes
14 Members of the Public

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 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.

CONSENT AGENDA

Approval of Minutes from the Joint Regular Meeting held September 10, 2025: 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 August 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 August 31, 2025.

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

Discuss 2026 Budget: Ms. Fuqua noted that the first draft of the 2026 Budget was distributed to the Boards for review.

LEGAL MATTERS

Consideration of Acceptance of Tracts from Shea Homes: Ms. Harris provided an overview of the tracts proposed for acceptance by the District from Shea Homes. Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the Acceptance of Tracts from Shea Homes.

MANAGER MATTERS

Manager's Report: Mr. McDowell presented the Manager's Report to the Directors noting key topics. Director Owens requested the current contracts with BrightView be sent to him.

Monthly Maintenance Report from BrightView Landscape Development – September: Mr. Newman and Mr. Thouvenot presented the report to the Directors noting key topics. Director Chadwick noted the presence of goat head weeds along the trail near the amphitheater and requested that they be removed.

CONSTRUCTION MATTERS

Trail System Discussion: Mr. Clutter provided an overview of the planned trails. At the last meeting, it was noted that a possible connection in Filing 3 has not yet been installed. He confirmed that the original plan and map show a soft trail connection extending to the Highline Canal. Mr. Clutter also noted that Denver Water has the right to run water through the area, and the Highline Canal could carry water that may potentially wash out the trail. The approach is to avoid placing any trail within the canal itself; however, a crusher fine trail will be installed leading into the canal in the next project phase.

Consider Updated Proposal for Bench Staining: Mr. McDowell provided an overview of the proposals, noting that this project was approved earlier this year, but was not completed because the previously approved vendor was unresponsive. Following review and discussion, upon a motion duly made and seconded, the Boards unanimously approved the Bench Stain Proposal from ELK Construction.

Consider Approval of Amendment to the Independent Contractor Agreement BrightView: Following review and discussion, upon a motion duly made and seconded, the Boards unanimously approved the Amendment to the Independent Contractor Agreement BrightView.

PUBLIC COMMENT

Comments were made regarding the basketball court, goat head weeds along Roxborough Rd., and a request to appeal against a denial from the ACC.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 9:21 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

Thomas Q Burbey

Mirabelle MD 2 - Secretary for the Meeting