

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MUEGGE FARMS METROPOLITAN DISTRICT NO. 1
HELD APRIL 10, 2025**

A Special Meeting of the Board of Directors (the “Board”) of the Muegge Farms Metropolitan District No. 1 (the “District”) was convened on Thursday, April 10, 2025, at 10:00 a.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James E. Marshall
John P. Vitella
Brandon S. Wyszynski
Randy Bauer

Also In Attendance Were:

AJ Beckman; Public Alliance, LLC
Suzanne Meintzer, Esq. and Eric Trout, Esq., McGeady Becher Cortese Williams P.C.
Eric Weaver and James Schultz; Marchetti & Weaver, LLC
Brett Price and Ross Gallatin; Oakwood Homes
Alex Shull; Resident – Member of the Public

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. Attorney Meintzer noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum/Confirmation of Meeting Location/Posting of Notice: Mr. Beckman confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Marshall, seconded by Director Bauer, and upon vote unanimously carried, it was determined to conduct the meeting at the above-stated dated, time and location. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Marshall, seconded by Director Bauer, and upon vote unanimously carried, the Board

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determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District as least 24 hours prior to each meeting on the District's website. If the website is unavailable, meeting notices shall be posted at least 24 hours prior to the meeting at the following location: Western Terminus of Marketplace Drive, West of Highway 79.

Agenda: The Board reviewed the Agenda for the meeting. Following discussion, upon motion duly made by Director Marshall, seconded by Director Bauer, and upon vote unanimously carried, the Board approved the Agenda, as amended.

May 6, 2025 Regular Election: Attorney Meintzer introduced herself to Mr. Shull and explained the Director Election process. Attorney Meintzer further explained that the May 6, 2025 Election was canceled due to the number of candidates not exceeding the number of available seats.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Claims: Mr. Weaver reviewed the payment of claims for ratification and/or approval in the amount of \$64,527.37 for the period ending April 10, 2025 with the Board. Following review, upon motion duly made by Director Marshall, seconded by Director Bauer and, upon vote, unanimously carried, the Board ratified approval of the payment of claims in the amount of \$64,527.37 for the period ending April 10, 2025.

Unaudited Financial Statements: Mr. Weaver reviewed the unaudited financial statements for the period ending December 31, 2024 with the Board. Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending December 31, 2024.

Public Hearing on Amendment to 2024 Budget: Director Marshall opened the public hearing to consider an amendment to the 2024 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski, and upon vote unanimously carried, the Board adopted Resolution No. 2025-04-01 to Amend the 2024 Budget.

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COVENANT ENFORCEMENT AND OPERATIONS AND MAINTENANCE MATTERS

Resolution Acknowledging and Adopting the Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms Coach House (Filing No. 4) (the “Supplemental Coach House Declaration”): Attorney Meintzer discussed with the Board the Resolution Acknowledging and Adopting the Supplemental Coach House Declaration.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Vitella and, upon vote, unanimously carried, the Board ratified the Resolution Acknowledging and Adopting the Supplemental Coach House Declaration.

Resolution Acknowledging and Adopting the Supplemental Declaration of Covenants, Conditions, and Restrictions for Muegge Farms American Dream (Filing No. 4) (the “Supplemental American Dream Declaration,” and together with the Supplemental Coach House Declaration, the “Supplemental Declarations”): Attorney Meintzer discussed with the Board the Resolution Acknowledging and Adopting the Supplemental American Dream Declaration.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Vitella and, upon vote, unanimously carried, the Board ratified the Resolution Acknowledging and Adopting the Supplemental American Dream Declaration.

Resolution Adopting Policies and Procedures Governing the Enforcement of the Master Declaration of Covenants, Conditions and Restrictions for Muegge Farms of Muegge Farms Filing No. 4 (the “Master Declaration”): Attorney Meintzer discussed with the Board the Resolution Adopting Policies and Procedures Governing the Enforcement of the Master Declaration.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Vitella and, upon vote, unanimously carried, the Board ratified the Resolution Adopting Policies and Procedures Governing the Enforcement of the Master Declaration.

Resolution Adopting First Amended and Restated Policies and Procedures Governing the Enforcement of the Master Declaration and the Supplemental Declarations: Attorney Meintzer discussed with the Board the Resolution Adopting First Amended and Restated Policies and Procedures Governing the Enforcement of the Master Declaration and the Supplemental Declarations.

Following discussion, upon motion duly made by Director Marshall, seconded by Director Bauer and, upon vote, unanimously carried, the Board adopted the Resolution regarding Policies and Procedures Governing the Enforcement of the Master Declaration and the Supplemental Declarations, subject to final revisions by legal counsel.

Resolution Adopting First Amended and Restated Design Standards for Muegge Farms Filing No. 4: Attorney Meintzer discussed with the Board the Resolution Adopting First Amended

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and Restated Design Standards for Muegge Farms Filing No. 4, noting that the amendment is to include new housing products outlined in the Supplemental Declarations.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski and, upon vote, unanimously carried, the Board adopted the Resolution Adopting First Amended and Restated Design Standards for Muegge Farms Filing No. 4.

Resolution Regarding Imposition of First and Amended Restated District Fees (“Fee Resolution”): Attorney Meintzer discussed potential new fees and why they may be necessary with the Board. Following discussion regarding water use and acquisition, Mr. Price and Director Marshall concurred that continued and consistent communication with the Town of Bennett will be essential in addressing this issue. Following discussion, the Board requested that Mr. Beckman distribute a letter to homeowners letting them know of potential upcoming rate increases. Adoption of the Fee Resolution was deferred, and no further action was taken by the Board.

Other: There were no other covenant enforcement or operations and maintenance matters to discuss at this time.

CONSTRUCTION AND CAPITAL MATTERS

Construction and Detention Pond Construction: Mr. Gallatin provided an update to the Board, noting that Phase 4 should be complete by November 2025, provided construction can resume by June 1. Mr. Gallatin further noted that Phase 5 would begin sometime in 2026.

Regarding the detention pond, Mr. Gallatin confirmed that maintenance activities have been conducted, with additional matters to be completed over the next few weeks.

Other: There were no other construction or capital matters to discuss at this time.

LEGAL MATTERS

Public Hearing to Consider Inclusion of Approximately 0.116 Acres: Director Marshall opened the public hearing to consider the inclusion of approximately 0.116 acres of property owned by Muegge Farms, LLC, into the boundaries of the District.

It was noted that publication of Notice stating that the Board would consider an inclusion of approximately 0.116 acres into the boundaries of the District and the date, time and place of the public hearing was made in a newspaper of general circulation within the District. No written objections were received prior to the public hearing. No public comments were received and the public hearing was closed.

Petition for Inclusion of Real Property and Resolution No. 2025-04-03; Resolution for Inclusion of Real Property consisting of approximately 0.116 acres owned by Muegge Farms, LLC: The

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Board considered and granted the Petition for Inclusion of Real Property consisting of approximately 0.116 acres owned by Muegge Farms, LLC into the boundaries of the District.

The Board considered the resolution for Inclusion of Real Property, and made the findings required by Section 32-1-402(1), C.R.S., as incorporated in the terms of the resolution. Following discussion, upon motion duly made by Director Bauer, seconded by Director Vitella and, upon vote unanimously carried, the Board adopted Resolution No. 2025-04-03, Resolution for the Inclusion of Real Property.

OTHER BUSINESS

Quarterly Meetings: The Board deferred discussion to the May 15, 2025 meeting.

Other: There was no other business to discuss at this time.

ADJOURNMENT

Following discussion and review, upon a motion duly made by Director Marshall, seconded by Director Bauer and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

DocuSigned by:
By *AJ Beckman*
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Secretary for the Meeting