

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
MUEGGE FARMS METROPOLITAN DISTRICT NO. 1 (THE “DISTRICT”)
HELD SEPTEMBER 15, 2025**

A Special Meeting of the Board of Directors of the Muegge Farms Metropolitan District No. 1 (referred to hereinafter as the “Board”) was convened on Monday, September 15, 2025, at 3:30 p.m., by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James E. Marshall (for a portion of the meeting)
John P. Vitella
Brandon S. Wyszynski
Randy Bauer

Also In Attendance Were:

AJ Beckman; Public Alliance, LLC
Suzanne Meintzer, Esq.; McGeady Becher Cortese Williams P.C.
Chris Carlton; Oakwood Homes

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 except Director Shull, who is a resident of the District, 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 Wyszynski, seconded by Director Bauer, and upon vote unanimously carried, it was determined to conduct the meeting at the above-stated date, 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.

RECORD OF PROCEEDINGS

Agenda: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Wyszynski, seconded by Director Bauer, and upon vote unanimously carried, the Board approved the Agenda and excused the absence of Director Shull.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims for the period ending September 15, 2025, in the amount of \$31,711.53 in the General Fund, \$19,929.74 in the Operations Fund and \$5,000 in the Capital Project Fund, for a total of \$56,641.27.

Following review, upon motion duly made by Director Wyszynski, seconded by Director Vitella and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period ending September 15, 2025, in the total amount of \$56,641.27.

COVENANT ENFORCEMENT AND OPERATIONS AND MAINTENANCE MATTERS

First Amendment to the Supplemental Declarations for the American Dream and Coach House Products:

First Amendment to Supplemental Declaration Of Covenants, Conditions and Restrictions for Muegge Farms American Dream (Filing No. 4), by Clayton Properties Group, Inc. as Declarant: Attorney Meintzer reviewed with the Board the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Muegge Farms American Dream (Filing No. 4), by Clayton Properties Group, Inc. as Declarant.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski, and upon vote unanimously carried, the Board approved the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Muegge Farms American Dream (Filing No. 4), by Clayton Properties Group, Inc. as Declarant.

First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Muegge Farms Coach House (Filing No. 4), by Clayton Properties Group, Inc. as Declarant: Attorney Meintzer reviewed with the Board the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Muegge Farms Coach House (Filing No. 4), by Clayton Properties Group, Inc. as Declarant.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski, and upon vote unanimously carried, the Board approved the First Amendment to

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Supplemental Declaration of Covenants, Conditions and Restrictions for Muegge Farms Coach House (Filing No. 4), by Clayton Properties Group, Inc. as Declarant.

Resolution Adopting and Acknowledging the First Amendment to Supplemental Declaration Of Covenants, Conditions and Restrictions for Muegge Farms American Dream (Filing No. 4) by Clayton Properties Group, Inc. as Declarant: Attorney Meintzer reviewed with the Board a Resolution Adopting and Acknowledging the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Muegge Farms American Dream (Filing No. 4) by Clayton Properties Group, Inc. as Declarant.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski, and upon vote unanimously carried, the Board adopted the Resolution Adopting and Acknowledging the First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Muegge Farms American Dream (Filing No. 4) by Clayton Properties Group, Inc. as Declarant.

Resolution Adopting and Acknowledging the First Amendment to Supplemental Declaration Of Covenants, Conditions, And Restrictions for Muegge Farms Coach House (Filing No. 4), by Clayton Properties Group, Inc. as Declarant: Attorney Meintzer reviewed with the Board a Resolution Adopting and Acknowledging the First Amendment to Supplemental Declaration Of Covenants, Conditions, And Restrictions for Muegge Farms Coach House (Filing No. 4) by Clayton Properties Group, Inc. as Declarant.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski, and upon vote unanimously carried, the Board adopted the Resolution Adopting and Acknowledging the First Amendment to Supplemental Declaration Of Covenants, Conditions and Restrictions for Muegge Farms Coach House (Filing No. 4) by Clayton Properties Group, Inc. as Declarant.

Other: There were no other Covenant Enforcement and Operations and Maintenance Matters.

CONSTRUCTION AND CAPITAL MATTERS

Construction and Detention Pond Construction: Mr. Carlton reported to the Board that the landscaper is continuing work on the park and streets, with completion anticipated in October.

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

LEGAL MATTERS

District Fees and Resolution Regarding Imposition of First Amended and Restated District Fees: The Board extensively discussed operations fee matters. Following discussion, the Board determined to continue to impose a \$40 per month fee on the detached single-family homes constructed by Lennar, and begin to impose a \$60 per month fee on the cluster products known as

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American Dream and Coach House, which were constructed by Oakwood Homes, due to increased irrigation costs on those lots.

Following discussion, upon motion duly made by Director Bauer, seconded by Director Wyszynski, and upon vote unanimously carried, the Board adopted the Resolution Amending the Imposition of District Fees, outlining the previously discussed fee breakdown.

Statutory Annual Meeting: Attorney Meintzer reviewed with the Board the statutory requirements for the Annual Meeting and the updated notice requirements. It was noted that residents will receive postcards containing the Annual Meeting Notice.

Following discussion, upon motion duly made by Director Marshall, seconded by Director Wyszynski, and upon vote unanimously carried, the Board determined to conduct the Annual Meeting on October 16, 2025.

OTHER BUSINESS

There was no other business to discuss at this time.

ADJOURNMENT

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

Respectfully submitted,

DocuSigned by:
By *A. J. Beckman*
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Secretary for the Meeting