RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
MEADOWBROOK HEIGHTS METROPOLITAN DISTRICT

HELD:

Wednesday, September 16, 2026 at 11:30 a.m. via telephone and videoconference.

ATTENDANCE:

The special meeting of the Board of Directors (the "Board") of Meadowbrook Heights Metropolitan District (the "District"), Jefferson County, Colorado was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Clay Gagnon, President
Larry Linkchorst, Secretary
Karen Christenson, Treasurer
Nancy Coakley, Director

There is one (1) vacancy on the Board.

Also in attendance were Laura Heinrich of Spencer Fane LLP; Kyle Logan of Logan and Associates, LLC; Brian Naffin from Omni Sprinkler Service and Landscaping, Inc.; and members of the public including Joe McInermy and Jim Ryan.

CALL TO ORDER/QUORUM:

Director Gagnon noted that a quorum of the Board was present for the purpose of conducting a special meeting, and on behalf of the Board called the meeting to order at 11:43 a.m.

APPROVAL OF THE AGENDA AND MEETING LOCATION:

The Board reviewed the meeting agenda. Following review, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved the meeting location and approved the agenda, as presented.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Ms. Heinrich requested that members of the Board disclose any potential or actual conflicts of interest they may have with respect to matters appearing on the meeting agenda. No conflicts of interest were disclosed by any Board member.

PUBLIC COMMENT:

Jim Ryan commented on the overall processes followed by the Board. He requested that the next annual meeting be held in person,

APPROVAL OF MINUTES:

The minutes of the special meeting held on June 9, 2026 were presented to the Board. The Board reviewed and discussion ensued. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved the minutes of the meeting held on June 9, 2026, as presented, and authorized the Board Secretary to execute the minutes as constituting a true and correct record of the proceedings of the meetings.

FINANCIAL ITEMS:

a. Consider Ratification and Approval of Payment of Claims. Director Christenson presented claims through August 25, 2026 for ratification and additional claims for payment. The Board reviewed the claims and discussion ensued. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board ratified the payment of claims through August 25, 2026, and also approved the payment of claims for all vendors and consultants except for Circuit Rider.

b. Financial Statements. The Board reviewed the financial statements and discussion ensued. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted financial statements, as presented.

2025 BUDGET AMENDMENT

Ms. Heinrich noted that notice of proper publication had been made in order for the Board to conduct a public hearing for the 2025 budget amendment. Upon motion duly made, seconded, and upon vote unanimously carried, the public hearing was opened. There being no public comment, upon motion duly made, seconded, and upon vote unanimously carried, the public hearing was closed.

Ms. Heinrich presented the 2025 budget amendment to the Board, noting that an amendment to the debt service fund budget was necessary. The Board reviewed and discussion ensued. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board (1) approved the 2025 budget amendment, as presented, (2) approved and adopted the 2025 Budget Amendment Resolution, (3) authorized the Board President and Secretary to execute the necessary documentation, and (4) directed legal counsel to file the 2025 budget amendment with the Division of Local Government to comply with statutory requirements.

AUDIT ITEMS:

a. Consider for Approval of the 2025 Audit Report. Mr. Logan reviewed the 2025 Audit with the Board and indicated that an unmodified report will be provided. The Board engaged in

discussion. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the 2025 Audit and approved the filing of the same.

LEGAL ITEMS:

a. 2026 Legislation Update. Ms. Heinrich presented the 2026 Legislation Memorandum to the Board. The Board reviewed and engaged in general discussion. No action was taken.

DIRECTOR ITEMS:

a. Review and Consider Approval of Proposal from Omni Sprinkler Service and Landscaping, Inc. to Provide Snow Removal Services. Mr. Naffin presented the proposal for snow removal services to the Board. The Board reviewed the proposal and engaged in general discussion. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved the proposal for snow removal services, as presented.

b. Discussion Regarding Change in Management and Accounting; Consider Ratification of Termination of Circuit Rider. The Board engaged in general discussion regarding the change in management. The Board reviewed and discussed the termination of District manager Circuit Rider. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board ratified the termination of Circuit Rider as District manager.

LANDSCAPE MAINTENANCE REPORT:

Mr. Naffin provided a report to the Board. He recommended tree wrap, which protects the bark of trees.

OTHER BUSINESS:

None.

ADJOURNMENT OF MEETING:

There being no further business to come before the Board and upon motion duly made, seconded, and upon vote unanimously carried, the meeting was adjourned at 1:13 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the Meadowbrook Heights Metropolitan District.

Larry Linkchorst

Secretary to the Board of Directors