RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HELD APRIL 6, 2026

A Regular Meeting of the Board of Directors (the "**Board**") of the Crowfoot Valley Ranch Metropolitan District No. 1 (the "**District**") was convened on Monday, the 6th day of April 2026, at 1:00 p.m. via Zoom Meeting. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Chad Murphy
Sean Logue
Christopher Crawford

Following discussion, upon motion made by Director Murphy, seconded by Director Crawford and, upon vote, unanimously carried, the absence of Director Cross was excused.

Also In Attendance Were:
Ann Finn and Troy Ruddell; Public Alliance LLC
Matt Ruhland, Esq. and Glory Schmidt, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Curtis Bourgouin; CliftonLarsonAllen LLP
Garret Wright and William Medellin; BrightView Landscape Services, Inc.
Shervin Radfar; Hines Interests Limited Partnership
Luke Lofman, Joey Burross and David Summers; Directors of the Crowfoot Valley Ranch Metropolitan District No. 2
Michael Dahl; President of the Macanta Homeowner's Association ("HOA")
Dan McVaugh, David Acosta, Jason Rohlfing, Trevor Martin, Barry Lyon, Rick Maggio, P. Ott, David Head, Becca Stewart, Carol Yauch and Christine Martin; Members of the Public

---

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State.

Attorney Ruhland noted a quorum was present and requested members of the Board 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 the statute. It was noted that all relevant Directors' Disclosure

Statements have been filed.

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed a proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Crawford and, upon vote, unanimously carried, the Agenda was approved, as amended, with the addition of a proposal for irrigation repair.

Approval of Meeting Location: 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. The Board noted that the meeting was held via a Zoom Meeting.

Resolution Designating Location to Post Notice: The Board reviewed a Resolution Designating Location to Post Notice presented by Attorney Ruhland.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Crawford and, upon vote, unanimously carried, the adopted Resolution Designating Location to Post Notice.

Minutes: The Board reviewed the Minutes of the December 3, 2025 Work Session, and December 11, 2025 and December 19, 2025 Special Meetings.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Crawford and, upon vote, unanimously carried, the Minutes of the December 3, 2025 Work Session, and December 11, 2025 and December 19, 2025 Special Meetings were approved, as presented.

PUBLIC COMMENT

A resident reported a wasp nest in the District. William Medellin with BrightView Landscape Services, Inc. noted his crew will remove the wasp nest.

Director Murphy addressed a comment emailed to him and Director Cross regarding installation of parks within the community and ongoing maintenance therefor. Director Murphy reported that Hines Limited Partnership does incur the costs for park installation and ongoing maintenance would be the responsibility of the HOA or the District.

CONSENT AGENDA

The following items on the consent agenda were considered routine or administrative. Following a summary by Ms. Finn, upon motion duly made Director Murphy, seconded by Director Crawford, and upon vote, unanimously carried, the Board took the following actions:

- Ratify approval of Service Agreement between the District and SWCA Incorporated for vegetation and treatment plan, in an amount not to exceed $15,828.
- Ratify approval of Service Agreement between the District and Animal & Pest Control Specialist, Inc. for animal and pest control services.

____

FINANCIAL MATTERS

Payment of Claims: Mr. Bourgouin presented for the Board's consideration the payment of claims for the period beginning December 12, 2025 through March 24, 2026, in the amount of $93,964.61.

Following review, upon a motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period beginning December 12, 2025 through March 24, 2026, in the amount of $93,964.61.

Unaudited Financials and Cash Position Schedule: Mr. Bourgouin reviewed with the Board the unaudited financials through the period ending December 31, 2025 and cash position statement dated December 31, 2025, updated February 4, 2026.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Crawford and, upon vote, unanimously carried, the Board accepted the unaudited financials through the period ending December 31, 2025 and cash position statement dated December 31, 2025, updated February 4, 2026.

Request from the Macanta HOA for a Contribution of $10,000 for Phase 4 Park Equipment: Mr. Dahl addressed the Board and requested that the District contribute $10,000 toward alternate playground equipment to be installed in Phase 4, Filing 5. Mr. Dahl reported that Toll Brothers and Taylor Morrison have each committed to contribute $10,000 toward the project. Following discussion, the Board directed that feedback be obtained from the Board of Directors of Crowfoot Valley Ranch Metropolitan District No. 2 ("**District No. 2**") regarding the proposed contribution. The Board appointed Directors Murphy and Cross to serve on a Playground Committee and authorized them to make a final determination regarding the requested contribution after considering feedback from District No. 2.

____

LEGAL MATTERS

Process and Timing for Transition of the Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2: Attorney Ruhland discussed with the Board the process and timing for transition of the Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2. No action was needed by the Board.

Attorney Ruhland provided that the various agreements to which the District is currently a party have been reviewed in order to determine how best to assign

RECORD OF PROCEEDINGS

the existing agreements to District No. 2 in connection with the dissolution of the District, which assignment will be addressed in a Conveyance Agreement.

Additionally, in order to provide District No. 2 with a clear understanding of the improvements that will ultimately be transferred, upon completion, Attorney Ruhland has requested that the developer prepare an additional tracking spreadsheet reflecting anticipated future conveyances of property and improvements. Once this additional information is provided, the next step will be to prepare a Conveyance Agreement that outlines the rights, obligations and responsibilities of the District and District No. 2 and dissolution of the District.

Phase 2 Improvements: Attorney Ruhland discussed the status of acceptance of Phase 2 Improvements. He noted the conveyance of improvements is ongoing.

Grading Easement between the District and Valley View Metropolitan District No. 1: Attorney Ruhland reviewed with the Board a temporary Grading Easement between the District and Valley View Metropolitan District No. 1, under which Valley View Metropolitan District No. 1 will complete grading work over District property. Such grading work will be deemed complete upon the Town's release of a Temporary Erosion and Sediment Control.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Crawford and, upon vote, unanimously carried, the Board approved the Grading Easement between the District and Valley View Metropolitan District No. 1.

Maintenance and Access Easement between the District and Castleview Baptist Church Inc.: Attorney Ruhland reviewed with the Board a Maintenance and Access Easement between the District and Castleview Baptist Church Inc.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board approved the Maintenance and Access Easement between the District and Castleview Baptist Church Inc., subject to legal review and final approval by Director Cross.

Rules and Regulations for Native Areas: The Board deferred discussion at this time, waiting for input from District No. 2.

OPERATIONS AND MAINTENANCE

2026 Fence Staining/Repair Work Project: Mr. Ruddell reviewed bids for the 2026 Fence Staining/Repair Work Project.

Following review and discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board awarded the contract to Taggart Painting and authorized Attorney Ruhland to prepare a contract for the 2026 Fence Staining/Repair Work Project. Ms. Finn noted Public Alliance LLC will coordinate the work.

Fire Mitigation Vegetation and Treatment Plan: Ms. Finn reviewed the schedule for preparation of the Fire Mitigation Vegetation and Treatment Plan. She reported that field work commenced on April 2, 2026. Upon completion and submission of the final report, the recommended work will be solicited for competitive bids.

Landscape Maintenance Update from Brightview Landscape Services, Inc.: Messrs. Wright and Medellin presented an update regarding current landscape maintenance services. It was noted that mowing operations behind perimeter fences are underway and are expected to be completed prior to commencement of the fence staining project.

Proposal from BrightView Landscape Services, Inc. for Detention Pond Maintenance: Messrs. Wright and Medellin reviewed with the Board a proposal from BrightView Landscape Services, Inc. for detention pond maintenance.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for detention pond maintenance, in the amount of $14,500, subject to the proposal being presented as Change of Service #1 to be included in Brightview Landscape Services, Inc.'s current Services Agreement with the District.

Proposal from BrightView Landscape Services, Inc. for Rock Installation on Macanta Boulevard and Carabiner Street: Messrs. Wright and Medellin reviewed with the Board a proposal from BrightView Landscape Services, Inc. for rock installation on Macanta Boulevard and Carabiner Street.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for rock installation on Macanta Boulevard and Carabiner Street, in the amount of $1,244.49, subject to the proposal being presented as Change of Service #2 to be included in Brightview Landscape Services, Inc.'s current Services Agreement with the District.

Proposal from BrightView Landscape Services, Inc. for Tree Replacement and Rock Installation: Messrs. Wright and Medellin reviewed with the Board a proposal from BrightView Landscape Services, Inc. for tree replacement and rock installation.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board approved the proposal from BrightView Landscape Services, Inc. for tree replacement and rock installation, in the amount of $5,267.66, subject to the proposal being presented as Change of Service #3 to be included in Brightview Landscape Services, Inc.'s current Services Agreement with the District.

Dog Waste Station Near the Cul-De-Sac at the End of Fellswoop Court: The Board entered into discussion regarding the installation of a dog waste station near the cul-de-sac at the end of Fellswoop Court.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board authorized BrightView Landscape Services, Inc. to install the dog waste station near the cul-de-sac at the end of Fellswoop Court, subject to the proposal being presented as Change of Service #2 to be included in Brightview Landscape Services, Inc.'s current Services Agreement with the District.

Proposals from Animal & Pest Control Specialist, Inc. for the Removal of Prairie Dogs and Voles: Ms. Finn reviewed with the Board proposals from Animal & Pest Control Specialist, Inc. for the removal of prairie dogs and voles.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Crawford and, upon vote, unanimously carried, the Board approved the proposals from Animal & Pest Control Specialist, Inc. for the removal of prairie dogs and voles.

OTHER BUSINESS

Presentation Regarding the Establishment of a Trail Committee: Mr. McVaugh presented a Mission Statement supporting the formation of a Trail Committee and introduced residents interested in serving on the committee. He also reported on trail related work performed by volunteers, including participation in a trail maintenance training course and development of an interactive website featuring the District's trail system.

No action was taken at this time.

Traffic Signal at Crowfoot Valley Road and Macanta Boulevard: Ms. Finn provided an update regarding installation of a traffic signal at Crowfoot Valley Road and Macanta Boulevard. She reported Douglas County anticipates installation of the traffic signal in mid-April, subject to delivery of the signal poles.

RECORD OF PROCEEDINGS

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Logue, seconded by Director Crawford and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

Signed by:

By: Ann Finn

D8A7B7C654324CB...

Secretary for the Meeting