MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1 HELD JUNE 1, 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 1st day of June 2026, at 1:00 p.m. via Zoom Meeting. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Chad Murphy
Richard Cross
Sean Logue

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

Also In Attendance Were:
Ann Finn; Public Alliance LLC
Matt Ruhland and Glory Schmidt, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.
Curtis Bourgouin; CliftonLarsonAllen LLP
Luke Lofman, Joey Burross and Peter Madsen; Directors of the Crowfoot Valley Ranch Metropolitan District No. 2
Sam Lashley; SWCA Environmental Consultants
ECK, Chris Riedener, Dan McVaugh, Rick Maggio and David Head; 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.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

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

Following discussion, upon motion duly made by Director Logue, seconded by Director Murphy and, upon vote, unanimously carried, the Agenda was approved.

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.

Minutes: The Board reviewed the Minutes of the April 6, 2026 Regular Meeting.

Following discussion, upon motion duly made by Director Logue, seconded by Director Murphy and, upon vote, unanimously carried, the Minutes of the April 6, 2026 Regular Meeting were approved, as presented.

PUBLIC COMMENT

There were no public comments.

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 Logue, and upon vote, unanimously carried, the Board took the following actions:

- Ratify approval of Maintenance and Access Easement with Castleview Baptist Church, Inc.
- Ratify approval of Service Agreement between the District and Animal and Pest Control Services, Inc. for additional services.

FINANCIAL MATTERS

Payment of Claims: Mr. Bourgouin presented for the Board's consideration the payment of claims for the period beginning March 25, 2026 through May 21, 2026, in the amount of $134,557.91.

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 March 25, 2026 through May 21, 2026, in the amount of $134,557.91.

Unaudited Financials and Cash Position Schedule: Mr. Bourgouin reviewed with the Board the unaudited financials through the period ending March 31, 2026 and cash position statement dated March 31, 2026, updated May 20, 2026.

Following discussion, upon motion duly made by Director Logue, seconded by Director Murphy and, upon vote, unanimously carried, the Board accepted the unaudited financials through the period ending March 31, 2026 and cash position statement dated March 31, 2026, updated May 20, 2026.

2025 Audit: Mr. Bourgouin presented the 2025 Audit to the Board.

Following discussion, upon motion duly made by Director Logue, seconded by Director Murphy and, upon vote, unanimously carried, the Board approved the 2025 Audit and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion from the auditor.

Request from the Macanta Homeowner's Association ("HOA") for a Contribution of $10,000 for Phase 4 Park Equipment: Ms. Finn noted the HOA withdrew their request and no action was needed by the Board.

LEGAL MATTERS

Process and Timing for Transition of the Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2: Attorney Ruhland updated the Board on the process and timing associated with the transition of Crowfoot Valley Ranch Metropolitan District Nos. 1 and 2. He reported that the transition remains ongoing and that he is coordinating with Hines regarding the conveyance of public improvements and preparation of the related agreement.

Acceptance of Phase 2 Improvements: Ms. Finn noted the process for acceptance of Phase 2 improvements is underway. She noted the parks and portions of the landscaped areas have been initially inspected. Hines in working on punch list items.

Rules and Regulations for Native Areas: The Board reviewed proposed Rules and Regulations for Native Areas.

Following discussion, upon a motion duly made by Director Murphy, seconded by Director Logue and, upon vote unanimously carried, the Board approved revisions to the Rules and Regulations to increase the violation fine to $500.00, require corrective action within 30 days, and require homeowners to execute an acknowledgment of the Rules and Regulations.

Rules and Regulation for the Trails: The Board deferred consideration of the Rules and Regulations for the Trails pending from Crowfoot Valley Ranch Metropolitan District No. 2.

Resolution Establishing Trail Committee: The Board deferred consideration of the Resolution Establishing the Trail Committee until Crowfoot Valley Ranch Metropolitan District No. 2 appoints a representative to serve on the committee.

Replat of Property - Canyons South Filing No. 1A, 4th Amendment: Director Cross reviewed with the Board the Replat of Property - Canyons South Filing No. 1A, 4th Amendment.

Following discussion, upon motion duly made by Director Murphy, seconded by Director Logue and, upon vote, unanimously carried, the Board accepted the Replat of Property - Canyons South Filing No. 1A, 4th Amendment.

OPERATIONS AND MAINTENANCE

Fire Mitigation Vegetation and Treatment Plan: Mr. Lashley reviewed with the Board the Fire Mitigation Vegetation and Treatment Plan.

Proposal from SWCA Environmental Consultants for Vegetation Treatment Plan ("VTP") Implementation Support: Mr. Lashley reviewed a proposal from SWCA Environmental Consultants for Vegetation Treatment Plan ("VTP") Implementation Support, including various implementation options.

Following discussion, upon a motion duly made by Director Murphy, seconded by Director Logue and, upon vote unanimously carried, the Board approved the proposal from SWCA Environmental Consultants, selecting Option No. 3 for the amount of $184,137.70, subject to final review and approval by Director Murphy and legal counsel.

Fence Staining/Repair Project: Ms. Finn noted the fence staining and repair project is scheduled to start on June 8, 2026. The contractor will be posting notices on homeowners door handles when they will be in the area.

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 updated the Board on the status of the installation of a traffic signal at Crowfoot Valley Road and Macanta Boulevard. She noted the project is ongoing and she will be meeting with Douglas County regarding corrective work to the damaged landscape areas.

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 Murphy and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

Signed by:

By: Ann Finn

D8A7B7665A324CB

Secretary for the Meeting