

## RECORD OF PROCEEDINGS

### MINUTES OF A JOINT SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1-2, 4-5, 7 & 8 ("Districts")

Held: October 22, 2025 at 11:30 a.m., via Zoom teleconference.

#### Attendance

A Joint Special Meeting of the Boards of Directors of the Ridge at Johnstown Metropolitan District Nos. 1-2, 4-5, 7 and 8, County of Larimer, Colorado ("**Boards**"), 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:

The following Directors were present:

Mark Hunter, President  
Jesse Jenner, Treasurer  
Ryan Schaefer, Secretary  
Amanda Baker, Assistant Secretary  
Al Schlosser, Assistant Secretary

Also present were: Ryan Stevens, Public Alliance, District Manager; Robert Rogers, Esq., WBA, PC, District General Counsel; Gigi Pangindian, CliftonLarsonAllen; Courtney Crump and Roy Bade, Caliber Co.; Chase Hanusa, The Connexion Group

#### Administrative Matters

**Call to Order and Declaration of Quorum:** It was noted that a quorum of the Boards was present, and the meeting was called to order at 11:30 a.m. All directors in attendance affirmed their qualification to serve on the Boards.

**Conflict Disclosure:** Mr. Rogers advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rogers reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest, if any, were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Rogers inquired into whether the members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation

of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

**Approval of Agenda:** The Boards reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Jenner, and seconded by Director Schaefer, the Boards unanimously approved the agenda.

**Public Comment**

None.

**Consent Agenda**

Mr. Stevens reviewed the items on the consent agenda with the Boards. Mr. Stevens advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly by Director Jenner and seconded by Director Schlosser, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Minutes from Minutes for July 29, 2025 Joint Special Meeting and July 29, 2025 Annual Meeting.
- Applications for Exemption from Audits for 2025 (District Nos. 2 ,4, 5)
- Joint Amended and Restated Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer.

**Financial Matters**

**Review and Consider Acceptance of the Unaudited Financial Statements:** The Boards deferred discussion.

**Public Hearing on 2025 Budget Amendments:** Director Hunter opened the public hearing on the amended 2025 Budgets. Mr. Rogers noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no comment from the public, the hearing was closed.

Ms. Pangindian reviewed the 2025 Budgeted expenditures with the Board and answered questions. Following discussion, upon a motion duly made by Director Schaefer, seconded by Director Jenner and, upon vote unanimously carried, the Board adopted the Resolution to Amend the 2025 Budget for District Nos. 1, 4 and 8.

**2026 Budget Hearing:** Director Hunter opened the public hearing on the proposed 2026 Budget. Mr. Rogers noted that the

notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Pangindian reviewed the 2026 Budgets with the Boards. Following discussion, upon a motion duly made by Director Schaefer and seconded by Director Jenner, the Boards unanimously adopted the resolutions adopting the 2026 Budget, appropriating funds therefor, and certifying mills as shown in the 2026 Budgets, subject to receipt of final assessed valuation.

**Auditor Proposals for 2025 Audit (District Nos. 1, 7, and 8):**  
The Boards deferred discussion.

**Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2026 Accounting Services:** Ms. Pangindian reviewed with the Board. Following discussion, upon a motion duly made by Director Hunter and seconded by Director Jenner, the Boards approved the Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2026 Accounting Services, subject to final review by Director Hunter.

## Legal Matters

**2026 Annual Administrative Resolution:** Following discussion, upon a motion duly made by Director Schaefer and seconded by Director Jenner, the Boards unanimously adopted the 2026 Annual Administrative Resolution, as amended.

**Amendment to Coordinating District Services Agreement:** Following discussion, upon a motion duly made by Director Jenner and seconded by Director Schlosser, the Boards unanimously approved the Amendment to Coordinating District Services Agreement.

**Resolution Regarding Acceptance of District Eligible Costs (Report No. 19):** Mr. Hanusa and Mr. Rogers presented the Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #19) to the Boards and answered questions.

Following discussion, upon a motion duly made by Director Shaefer and seconded by Director Schlosser, the Boards of District Nos. 1 and 8 unanimously adopted the Joint Resolution Regarding Acceptance of District Eligible Costs (Cost Certification Report #19) in the amount of \$255,729.89.

**Public Hearing on Petition for Inclusion (District No. 2):**

Director Hunter opened the public hearing on the Petition for Inclusion (D2 Parcels). Mr. Rogers noted that the notice of public hearing was published in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

**Consider Adoption of Resolution for Inclusion (District No. 2):**

Mr. Rogers reviewed the Petition for Inclusion (D2 Parcels) with the Board. Following discussion, upon a motion duly made by Director Hunter and seconded by Director Schaefer, the Board of District No. 2 unanimously approved the Petition for Inclusion (D2 Parcels), subject to confirmation of the legal description by legal counsel.

**Engagement Letter with WBA. PC:** Following discussion, upon a motion duly made by Director Hunter and seconded by Director Schaefer, the Boards unanimously approved the Engagement Letter with WBA P.C.

**Management Matters**

**Discuss Rate Increase for Management Services and Consider Approval of Addendum to Independent Contractor Agreement for District Management Services:**

Mr. Stevens reviewed with the Board, noting there were no rate changes. Following discussion, upon a motion duly made by Director Hunter and seconded by Director Schaefer, the Board of District No. 1 unanimously approved the Addendum to Independent Contractor Agreement for District Management Services.

**Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage:**

Following discussion, upon a motion duly made by Director Jenner and seconded by Director Schaefer, the Boards unanimously approved the renewal of the General Liability Schedule and Limits and authorized binding coverage.

**Other Business**

The Board discussed the District's website. The Board requested that Public Alliance review the District's website and update.

Following discussion, upon a motion duly made by Director Jenner and seconded by Director Schaefer, the Boards unanimously authorized WBA, PC and Public Alliance to prepare a 2026 Privacy Statement.

**Next Meeting**

The next regular meeting is scheduled for March 25, 2026, at 10:00 a.m.

**Adjourn**

There being no further business to be conducted, upon a motion duly made by Director Schaefer, and seconded by Director Schlosser, the meeting was adjourned at 12:53 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Docusigned by:

*Ryan Schaefer*

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Secretary for the Meeting