

RECORD OF PROCEEDINGS

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NOS. 1, 7 & 8 (“Districts”)

Held: December 9, 2025 at 2:00 p.m., via Zoom teleconference.

Attendance

A Joint Special Meeting of the Boards of Directors of the Ridge at Johnstown Metropolitan District Nos. 1, 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. and Eve Velasco, Esq., WBA, PC, District General Counsel; Gigi Pangindian, CliftonLarsonAllen; Courtney Crump, 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 2:02 p.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 Hunter, and seconded by Director Schaefer, the Boards unanimously approved the agenda, as amended.

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 Schaefer and seconded by Director Schlosser, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Second Amendment to Assessment Resolution (District No. 8).
- Casey Parrot - General Bond Counsel Advice Engagement Letter (District No. 8).
- Waiver of late fees and interest on Capital Facilities Fees for Journey Homes Phase One (District No. 7).

Legal Matters

Resolution Regarding Acceptance of District Eligible Costs (Report No. 20): Mr. Hanusa and Ms. Velasco presented the Joint Resolution Accepting Costs (Cost Certification Report #20) to the Boards and answered questions.

Following discussion, upon a motion duly made by Director Hunter 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 #20) in the amount of \$1,593,901.75.

Management Matters

Addendum to Agreement with Mill Brothers for 2026 Landscaping Services (District No. 1): Following discussion, upon a motion duly made by Director Hunter and seconded by Director Schaefer, the Board of District No. 1 unanimously ratified approval of the Addendum to Agreement with Mill Brothers for 2026 Landscaping Services, subject to confirmation of path care and weed treatment.

Other Business

None.

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 Hunter and seconded by Director Jenner, the meeting was adjourned at 2:12 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