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**RECORD OF PROCEEDINGS**

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF RIDGE AT JOHNSTOWN METROPOLITAN DISTRICT NO. 3 ("District")**

Held: March 25, 2026 at 5:30 p.m., via Zoom teleconference.

**Attendance**

A Regular Meeting of the Board of Directors of the Ridge at Johnstown Metropolitan District No. 3, County of Larimer, Colorado ("Board"), 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:

Sheldon Ehlers
Austin Andrus
Briana Young
Joe Perez
Leslie Beaudoin

Also present were: Alex Simpson, Public Alliance LLC, District Manager; Robert G. Rogers, Esq., WBA, PC, District General Counsel; Leah Thornton, CliftonLarsonAllen LLP, District Accountant; Courtney Crump and Roy Bade, CaliberCOS Inc; Michael Barry, Cathy and Dave Billings, members of the public.

**Administrative Matters**

**Call to Order and Declaration of Quorum**: It was noted that a quorum of the Board was present, and the meeting was called to order at 5:53 p.m. All directors in attendance affirmed their qualifications to serve on the Board.

**Conflict Disclosure**: Mr. Rogers advised the Board 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 Board. Mr. Rogers inquired into whether the members of the Board 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 member present was necessary to obtain a quorum or to otherwise enable the Board to act.

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| | **Approval of Agenda**: The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Young, seconded by Director Andrus, and upon vote unanimously carried, the Board approved the agenda as presented. |
| **Public Comment** | Mr. Barry inquired regarding the difference between a homeowners association and a Metropolitan District. |
| **Consent Agenda** | Mr. Simpson reviewed the items on the consent agenda with the Board. Mr. Simpson advised the Board 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 made by Director Ehlers, seconded by Director Andrus, and upon vote unanimously carried, the following items on the consent agenda were approved, ratified, and adopted:<br><br>• Minutes from November 6, 2026 Special Meeting |
| **Legal Matters** | There were no legal matters to discuss. |
| **Financial Matters** | **Refunding Summaries**: Discussion ensued regarding the refunding summaries presented by D.A. Davidson & Co. and Piper Sandler & Co. Mr. Rogers discussed the matter and recommended inviting both consultants to attend the next meeting for further discussion. Directors Ehlers and Andrus inquired whether new money funds for public improvements could be incorporated into the discussion, and Mr. Rogers noted that he would communicate this request to representatives at D.A. Davidson and Piper Sandler. |
| **Management Matters** | **Fetch Poop Contract**: The Board reviewed and acknowledged the Fetch Poop Contract. |
| **Other Business** | The Board discussed the management, accounting, and legal services contracts. During the discussion, Director Andrus requested that a special meeting be scheduled to discuss termination of the current consultants and the engagement of new management, legal, and accounting consultants. |
| **Next Meeting** | The next regular meeting is set for Wednesday, October 28, 2026 at 5:30 p.m. |
| **Adjourn** | There being no further business to be conducted, the meeting was adjourned at 6:33 p.m. |

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

Signed by:
Austin Andrus
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Secretary for the Meeting