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RECORD OF PROCEEDINGS

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

Held: May 13, 2026 at 6:00 p.m., via Zoom teleconference.

Attendance

A Special 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: Ryan Stevens, Public Alliance LLC, District Manager.

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 6:00 p.m. All directors in attendance affirmed their qualifications to serve on the Board.

Approval of Agenda: The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made and seconded, and upon vote unanimously carried, the Board approved the agenda as presented.

Study Session

Proposal from Wolfersberger, LLC: The Board reviewed and discussed the proposal from Wolfersberger, LLC for management and accounting services. No action was taken.

Proposal from Paul C. Rufien, P.C.: The Board reviewed and discussed the proposal from Paul C. Rufien, P.C. for legal counsel services. No action was taken.

Bond Financing: The Board reviewed and discussed bond financing options. No action was taken.

Next Meeting

The next regular meeting is set for Wednesday, October 28, 2026 at 5:30 p.m.

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Adjourn

There being no further business to be conducted, the meeting was adjourned.

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