RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE

FOSSIL RIDGE METROPOLITAN DISTRICT NO. 1
FOSSIL RIDGE METROPOLITAN DISTRICT NO. 2
FOSSIL RIDGE METROPOLITAN DISTRICT NO. 3

Held: Monday, August 25, 2025, 6:30 p.m.

Attendance

The combined regular meeting of the Boards of Directors of the Fossil Ridge Metropolitan District Nos. 1-3 was called and held at 6:30 p.m., as shown, in accordance with Colorado law. The meeting was held in person at the community center, The Retreat 15250 W Evans Ave. Lakewood CO 80228 and virtually via ZOOM. Mr. Birkeness inquired whether any of the Board members had any potential conflicts of interest on matters coming before the board. There were no conflicts disclosed. The following Directors were in attendance:

Board of Directors -D1:
David Wilson – President
Dave McGraw – V.P.
Terry Larson – Treasurer
Tom Waterman – Secretary
Mike Walker – Asst. Secretary

Board of Directors – D2:
Gerry Reese – President
Tom Waterman – V.P.
Alan Plumhoff – 2Treasurer
Mike Walker – Secretary
Terry Larson – Asst. Secretary

Board of Directors – D3:
Mike McCleary – President
Alana Bissonnette – V.P.
Pepper Trahan – Treasurer
Laura Paviglianiti – Secretary
David Wilson – Asst. Secretary

Consultants:
Mat Birkeness – District Manager – Community Resource Services
Phil Schneider – Community Manager – Community Resource Services
Jarod Roberts – V.P. - Consolidated Mutual Water

Others identified in attendance:
April Tomkins, Erica Stellish, Lindsey Tommasini, Peggy Waterman, Taber Sweet, Leean Sigle-McGraw, Katie Lubken, Danielle Mott, Clinton Taylor, Sarah Knapp, Kim Ward, Deanna Droprewski, Cabel Tommansini, Andrew Emmons, Lisa

Bundyard, Leanne Tomer, Danelle Peters, Jacqueline Lo, Ciara Burton, Will Davis, Ruxandra Calim, and Scott Rose

Call to Order

Quorums of the Boards were present, and the Directors confirmed their qualifications to serve. Mr. Birkeness confirmed that the meeting has been properly noticed. The meeting was called to order at 6:30 p.m. Director McGraw disclosed his wife Leean McGraw is a member of the landscape committee.

Consent Agenda

Ratification of the payment of claims for the period ending 8/11/2025, Approval of the minutes of the July 21, 2025 Regular Meeting, Retreat Credit Card Purchases Ratification, De Minimis Spending Policy Resolution, Transfer $56,000 from General Fund to the Capital Fund to cover the purchase and installation of the jelly lights at the Retreat and Fitness buildings and new website.

<u>District 1:</u> Director Walker motioned to approve the consent agenda as presented. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

<u>District 2:</u> Director Reese motioned to approve the consent agenda as presented. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

<u>District 3:</u> Director Trahan motioned to approve the consent agenda as presented. Upon second by Director Bissonnette, a vote was taken, and the motion carried unanimously.

Modification to the Agenda: Director McGraw proposed moving the Pesticide Usage Committee update to follow the District Consolidation update.

<u>District 1:</u> Director Waterman motioned to approve the modification of the agenda to have the Pesticide Usage update follow the District Consolidation update. Upon a second by Director Wilson, a vote was taken, and the motion carried unanimously.

<u>District 2:</u> Director Plumhoff motioned to approve the modification of the agenda to have the Pesticide Usage update follow the District Consolidation update. Upon a second by Director Reese, a vote was taken, and the motion carried unanimously.

<u>District 3:</u> Director Trahan motioned to approve the modification of the agenda to have the Pesticide Usage update follow the District Consolidation update. Upon a second by Director McCleary, a vote was taken, and the motion carried unanimously.

Pond B2 Agreement Consideration with Consolidated Water: Directors Larson and McGraw briefed the boards on the proposal between Consolidated Mutual Water and the Districts. The agreement is a District 1 vote, but a District 3 Improvement Project Funded item. Total cost is $448,200. The Water Court will review and if not favorable for FRMD the funding would be returned to FRMD if the agreement cannot be executed.

District 1: Director McGraw motioned to approve the agreement as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 3: Director McCleary motioned to approve the Improvement Project Funding for the agreement. Upon second by Director Trahan, a vote was taken, and the motion carried unanimously.

Consolidation Update- Director Wilson presented the update to the boards and noted progress is being made with the attorneys. He then answered questions of the boards.

Public Comment

Separate File

Financial Matters

Improvement Project Fund Update: Director Reese briefed the boards about the fund. The trust is held by UMB bank, Ehlers is the vendor for compliance, and Merrick the District Engineer is project managing.

Operations and Maintenance Matters

Pesticide Usage Committee: April Tompkins with Danielle Mott and Ericka Stellish presented the committee efforts and requests to the boards to eliminate pesticide usage for the District common areas. Extensive discussion occurred and April answered questions of the boards. Director Bissonette cut to the chase and asked the committee "what is the ask"? April responded eliminating pesticides by using a nature based vendor.

Director McGraw motioned that the District 1 board move that we dissolve the Pesticide Committee created at the May meeting and assign further Pesticide considerations to the Boards and CRS. There are many layers, considerations and consequences that need to be pursued and as elected directors this is our responsibility. Upon a second by Director Wilson a vote was taken and passed unanimously.

Financial Matters Cont.

FRMD Nos. 1-3 Q2 Variance Reporting Update: Director Reese presented the reports and noted the cash position is strong, and the reports will be cleaner once Brookfield is off the books.

District 1: Director Larson motioned to accept the reports as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Reese motioned to accept the reports as presented. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 3: Director Paviglianiti motioned to accept the reports as presented. Upon second by Director McCleary, a vote was taken, and the motion carried unanimously.

2026 Budget Workshop: Director Plumhoff noted the workshop will be hosted on September 9th at the Retreat. Budget approval for 2026 is slated for the board meeting on December 8th.

Operations and Maintenance Cont.

Landscape Update: Mr. Birkeness briefed the boards about the capital fund budget and projects closing out for the season.

Committee chair resignation of Daniel Dominic and consideration of appointment of Leean McGraw as chairperson:

District 1: Director Larson motioned to accept the resignation and appointment of Leean McGraw as chairperson. Upon second by Director Wilson, a vote was taken, and the motion carried. Director McGraw abstained from voting.

Retreat and Community Update: Mr. Schneider noted xcel repaired a pedestal at Evans and Indiana and answered questions of the boards.

Retreat Committee Resignation: Peggy Waterman spoke to the boards about the committees choice to resign. Director McGraw thanked Peggy and the entire committee for their efforts.

Interim Pool and Retreat Oversight: Director Wilson stated between the boards and CRS the Retreat oversight will be handled for the interim.

Community Engagement Committee Update: Director Reese presented the latest workings of the committee.

Solterra Connect Update and File Depository update: Director Plumhoff noted gathering of content and working on a timeline. Targeting a go live date in October.

Engineering Report: Director Larson presented the under drain repair in filing 16 on

Washburn Circle is ongoing with an estimated time of completion in two weeks.

Consideration of Filing 16 Tree installations using Improvement Project Fund: Director Larson noted a total cost using the Improvement Project Fund for this proposal is $40,975.48. This is a District 1 vote of approval and a District 3 vote for funding.

District 1: Director Larson motioned to approve the proposal as presented. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

District 3: Director McCleary motioned to approve the Improvement Project fund request for Filing 16 tree installation at total cost at $40,975.58. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

Public Comment None.

Adjournment There being no further business to come before the Boards, the meeting was adjourned at 8:42 p.m. as follows:

- District 1: Director McGraw motioned to adjourn. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 2: Director Reese motioned to adjourn. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.
- District 3: Director Bissonette motioned to adjourn. Upon second by Director Trahan, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

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Secretary of the Meeting