

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED SPECIAL 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: Tuesday, May 20, 2025, 6:30 p.m.

Attendance

The combined special 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:

District 1:

Terry Larson
Dave McGraw
Mike Walker
Tom Waterman
David Wilson

District 2:

Terry Larson
Alan Plumhoff
Gerry Reese
Mike Walker
Tom Waterman

District 3:

Alana Bissonnette
Mike McCleary
Laura Paviglianiti
Pepper Trahan
David Wilson

Consultants:

Mat Birkeness – District Manager – Community Resource Services
Phil Schneider – Community Manager – Community Resource Services

Others identified in attendance:

Ed du Bray, Libby Vernon, April Tompkins, Meagan Nicolet, Mark Nicolet, Clinton Taylor, Jamie Flower, Lindsey and Caleb Tommasini, Deanna Droplewski, Irene Apergis, Nancy Reese, Wendy Shannon, Erica Stellish, Peggy Waterman, Grant Mott, Danielle Mott, Leean Sigle-McGraw, Susan

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Sosin, Jennifer Betydrudek

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. District 1 Director McGraw noted his wife serves on the Landscape Committee.

District 2: Director Larson moved to excuse Director Reese for his absence. Director Waterman seconded the motion and a vote was taken and passed unanimously.

Administrative Matters

Election of Officers: District 1: Director Larson motioned for a slate of candidates as follows: Director Wilson as President, Director McGraw as VP, Director Waterman as Secretary, Director Larson as Treasurer, and Director Walker as Assistant Secretary. Director McGraw seconded the motion and a vote was taken and the motion passed unanimously.

District 2: Director Larson motioned for a slate of candidates as follows: Director Reese as President, Director Waterman as VP, Director Walker as Secretary, Director Plumhoff as Treasurer, and Director Larson as Assistant Secretary. Director Plumhoff seconded the motion and a vote was taken and the motion passed unanimously.

District 3: Director Wilson motioned for a slate of candidates as follows: Director McCleary as President, Director Bissonette as VP, Director Trahan as Secretary, Director Paviglianiti as Treasurer, and Director Wilson as Assistant Secretary. Director Paviglianiti seconded the motion and a vote was taken and the motion passed unanimously.

FRMD election of Meeting Chairperson and Vice Chairperson: Director McGraw motioned to elect himself as Meeting Chairperson. Director Wilson seconded the motion and a vote was taken as passed unanimously amongst the boards. Director Walker motioned to elect himself as Meeting Vice Chairperson. Upon a second by Director Plumhoff a vote was taken and passed unanimously amongst the boards.

Public Comment

Supplemental Additional File

Consent Agenda

Approval/Ratification of the payment of claims for the period ending 4/30/2025, Approval of the minutes of the March 24, 2025 Regular Meeting, Approval of the Special Meeting Minutes of April 21, 2025 and Retreat Credit Card Purchases Ratification.

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

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District 2: Director Plumhoff motioned to approve the consent agenda as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

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

Financial Matters Review and consider Approval of the 2025 Q1 Variance Reports: Director Wilson presented the reports and noted the drafting of the budget was done in the autumn of 2024 prior to settlement considerations.

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

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

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

THA and PAA schedule of fees and consideration of modifications: Director McCleary presented and noted THA fees will remain the same but PAA fees will be modified as purposed. Fee changes would take effect on July 1, 2025.

District 1: Director Waterman motioned to approve the fee modification. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

Consider Resolution to Transfer General Funds to Special Revenue Fund: Director McCleary noted meetings with the finance and accounting teams created discussions to transfer the funds. Ireland Stapleton reviewed and drafted the Resolution to support this transfer.

District 1: Director Wilson motioned to adopt the resolution as presented. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.

District 2: Director Larson motioned to adopt the resolution as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 3: Director McCleary motioned to adopt the resolution as presented. Upon second by Director Bissonette, a vote was taken, and the motion carried unanimously.

Operations and Maintenance Landscape Update: Mr. Birkeness updated the boards on the seasonal work completed. He also briefs the boards on the status of previously approved contracted

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work.

Discussion regarding use of chemical application for weed mitigation: Extensive discussion occurred amongst the boards. Director Plumhoff proposed a working group to be formed (committee to investigate alternatives. Director Paviglianiti offered to be the board liaison for the committee. Director Wilson suggested Leean McGraw join the group due to her experience with the landscape committee.

District 1: Director McGraw motioned to create the committee to investigate alternatives for chemical use in the District common areas. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

Retreat and Community Update: Mr. Birkeness and Mr. Schneider presented various updates or ongoing tasks in the community. Director Waterman asked about the status of the Solterra Name Sign at the lower pool getting cleaned. Both Mr. Birkeness and Mr. Schneider provided this has been done per the pool replaster scope of work and due to the calcium or hard water in the community, this issue will be present.

Consideration of Permanent Lighting at Retreat: Peggy Waterman presented a report with lighting costs and potential cost savings. There was no discussion of budget, total bids to consider or warranty of permanent lights. The boards focused on a policy for usage of the lights and extensive discussion occurred. Peggy noted desire for Lighting on three holidays and the day before (Easter, 4th of July and Halloween).

District 1: Director Larson motioned to approve the lights installation based on a written policy to be drafted and approved by the board. Only the installation of the lights would be approved. Director Walker seconded the motion. A vote was taken and passed as Director McGraw opposed.

Retreat Noise Control for Events: Peggy Waterman presented to the boards that an update to the Retreat Events contracts should be considered due to the noise ordinance and disturbance to homes in the community. Director Walker requested the contracts to have the ordinance number inserted for reference.

District 1: Director Wilson motioned to approve the Retreat Rental contracts update as presented. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to approve the Retreat Rental contracts update as presented. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 3: Director Trahan motioned to approve the Retreat Rental contracts update as presented. Upon second by Director Paviglianiti, a vote was taken, and the motion carried unanimously.

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Community Engagement Committee Update: Director McGraw noted a board member orientation to be held at the Retreat on June 7th. Directors Plumhoff and Bissonette briefed the boards on a district website update and document storage database. The website is targeting a proposal for board consideration at the July 21st meeting provided by a web developer. Director Walker offered his assistance on the document database storing to work with Director Plumhoff that will require board policy.

Engineering Report: Director Larson presented the Developer is targeting a build out for Filings 18 and 20 by the end of 2025. Excavation work has begun in Filing 21.

Acceptance process group: Director McGraw presented to the boards that between the Developer and FRMD Filings 17-21 will follow the Acceptance Process previously accepted by both parties. To facilitate that process for FRMD Directors McGraw, Larson and McCleary would take the lead as District liaisons.

District 1: Director McGraw motioned to approve the Acceptance process group of Directors McGraw, Larson and McCleary. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to approve the Acceptance process group of Directors McGraw, Larson and McCleary. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 3: Director Wilson motioned to approve the Acceptance process group of Directors McGraw, Larson and McCleary. Upon second by Director Bissonette, a vote was taken, and the motion carried unanimously.

Appointment of Director Larson as District Engineer Liaison for FRMD #1-3:

District 1: Director McGraw motioned to appoint Director Larson as District Engineer Liaison for FRMD #1-3. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to appoint Director Larson as District Engineer Liaison for FRMD #1-3. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 3: Director Paviglianiti motioned to appoint Director Larson as District Engineer Liaison for FRMD #1-3. Upon second by Director Bissonette, a vote was taken, and the motion carried unanimously.

Adjournment

There being no further business to come before the Boards, the meeting was adjourned at 8:43 p.m. as follows:

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- District 1: Director Wilson motioned to adjourn. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.
- District 2: Director Larson motioned to adjourn. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.
- District 3: Director Trahan motioned to adjourn. Upon second by Director Bissonnette, a vote was taken, and the motion carried unanimously.

Respectfully submitted,



Secretary of the Meeting