

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, December 8, 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 – Treasurer
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

Others identified in attendance:

April Tomkins, Ed du Bray, Libby Vernon, Peggy Waterman, Sally Stephens, Wendy Sharon, Brenley Jelsma, Chris Neugebauer, Dana Starck, Peg O’Keefe, Jackie, Mike Dion, Tim Carrol, Linsey Tommasini, 551-265-8309 and 303-968-8310

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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 6:52 p.m.

Consent Agenda Ratification of the payment of claims for the period ending November 30, 2025, Approval of the minutes of the October 13, 2025 Regular meeting, Consideration of Schultz renewal for 2026 Snow and Landscape Maintenance Contract, Consideration of Haynie engagement letters for District Nos. 1-3 audit services of years 2025-2027, Consideration of CRS combined services contract update, Retreat Credit Card Purchases Ratification, and 2026 FRMD Nos. 1-3 Regular Meeting Schedule.

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

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

FRMD Updates Districts consolidation update- Director Wilson presented the merger process is currently held up by the City of Lakewood. The Districts' legal team has met with Lakewood to press for updates and the process remains stagnant.

2026 Business Plan update: Director Wilson noted the plan is currently drafted and going through final revisions. The intent is to approve at the January 2026 meeting.

Landscape Update: Mr. Birkeness presented the current status of the boards approved landscaping review regarding pesticides as a weed application. He noted this is a phased approach and not all vendors are equal. Director Wilson added this is a process that should not be rushed or to be considered rash.

Public Comment Peg O'Keefe asked the boards if there was a summary about the District Consolidation process and status. Director McGraw instructed that the District website has a posted summary that can be referenced.

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Financial Matters FRMD Nos. 1-3 2026 Draft Budget Update- Director Plumhoff presented the process and key dates to reach the current status.

Conduct a public hearing regarding the proposed 2026 budget-

District 1- Director Wilson opened the public hearing at 7:06pm.

District 2- Director Reese opened the public hearing at 7:06pm.

District 3- Director McCleary opened the public hearing at 7:06pm.

No public comments were made during the hearings of FRMD Nos. 1-3.

District 1- Director Wilson closed the public hearing at 7:08pm.

District 2- Director Reese closed the public hearing at 7:08pm.

District 3- Director McCleary closed the public hearing at 7:08pm.

2026 Mill Levy Update: Director McCleary presented and noted a minor increase of 1 mill per home within the Districts. New mill levy is proposed at 37.5.

Fee Schedule update: Director McCleary noted only one THA fee area No. 3-15 is proposed for an increase due to a low fund balance.

District 1: Director Wilson motioned to approve the new fee schedule. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to approve the new fee schedule. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

District 3: Director McCleary motioned to approve the new fee schedule. Upon second by Director Bissonnette, a vote was taken, and the motion carried unanimously.

Consider adoption of a resolution to adopt the 2026 budget, certify mill levies and appropriate expenditures:

District 1: Director Wilson motioned to adopt a resolution to adopt the 2026 budget, certify mill levies and appropriate expenditures. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to adopt a resolution to adopt the 2026 budget, certify mill levies and appropriate expenditures. Upon second by Director Reese, a

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vote was taken, and the motion carried unanimously.

District 3: Director Trahan motioned to adopt a resolution to adopt the 2026 budget, certify mill levies and appropriate expenditures. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

2025 Q3 Budget Variance Report: Director Reese noted the reports were presented at the Annual Meeting and no changes have been made.

District 1: Director Wilson motioned to accept the report. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to accept the report. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

District 3: Director Paviglianiti motioned to accept the report. Upon second by Director Bissonnette, a vote was taken, and the motion carried unanimously.

Operations and Maintenance

Retreat and Community Update: Mr. Birkeness presented two additions absent from the report. The FRMD Santa event is scheduled for Saturday December 13th. Also, all policies, contracts and waivers for the Retreat are with the District's legal team for a review and any required updates.

Public Comment

None

Adjournment

There being no further business to come before the Boards, the meeting was adjourned at 7:19 p.m. as follows:

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

Respectfully submitted,



Secretary of the Meeting