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, July 20, 2026, 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
Riley Meggers – Assistant Manager – Community Resource Services
Emily Powell – Attorney – Ireland Stapleton
Christine McLeod – Auditor – Haynie and Company

Others identified in attendance:
Leean McGraw, Peggy Waterman, Chuck and Kelli Burmeister, Jenn Penn, Amy

Robinson, Steve Seagraves and Jenny Metzler

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.

Consent Agenda Ratification of the payment of claims for the period ending June 30, 2026, Approval of the minutes of the May 18, 2026 Regular Meeting and Retreat Credit Card Purchases Ratification.

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

District 2: Director Reese 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 Paviglianiti, a vote was taken, and the motion carried unanimously.

FRMD Updates 2025 FRMD #1-3 Audit Report Highlights**-** Christine McLeod of Haynie and Company touched on the process and high-level review of the 2025 Audit results of each of the districts. She stated the accountants report for each of the three Districts provided a clean opinion. She then answered any questions by the board.

Pool Operations Update: Mr. Birkeness provided a summary of pool operations to date and disclosed the previous pool management company contract was terminated and a new company has been brought on to finish the season. Director Wilson added details about the struggles experienced with the previous company. It was noted by both Mr. Birkeness and Director Wilson, the District does not employ any employees of the Districts.

Public Comment Kelli Burmeister spoke to the boards about her son's employment issues with USA Management as the previous pool management operator. She claimed negligence from the operator with certification failures, and illegal pay deductions. She is asking the boards to "do the right thing" and pay for her son's lost wages.

Director McGraw responded to Kelli regarding her son's struggles with the pool company. He noted there are no district employees and the process is still new and needs time to conclude.

Jenny Metzler noted recent rattlesnake sightings and concerns for resident safety due to the increased snake activity. She asked the boards to post signage and take measures to promote safety.

District Consolidation Update

Emily Powell provided the boards with timelines and discussed the process for proceeding with the consolidation. She presented a high-level overview and touched on key dates. She answered questions of the boards and provided clarity to subjects. First boards action is slated for January of 2027.

Financial Matters

Approval of 2025 Audits for FRMD Nos.1-3: Director Plumhoff summarized the audit details.

District 1: Director Wilson motioned to approve the audit as provided. Upon second by Director Larson, a vote was taken, and the motion passed unanimously

District 2: Director Plumhoff motioned to approve the audit as provided. Upon second by Director Reese, a vote was taken, and the motion passed unanimously

District 3: Director Paviglianiti motioned to approve the audit as provided. Upon second by Director Trahan, a vote was taken, and the motion passed unanimously

2025 FRMD Nos. 1-3 Budget Amendments:

District 1: Director Wilson opened the public hearing for the 2025 budget amendments at 7:40pm.

District 2: Director Reese opened the public hearing for the 2025 budget amendments at 7:40pm.

District 3: Director McCleary opened the public hearing for the 2025 budget amendments at 7:40pm.

District 1: Director Wilson closed the public hearing for the 2025 budget amendments at 7:43pm.

District 2: Director Reese closed the public hearing for the 2025 budget amendments at 7:43pm.

District 3: Director McCleary closed the public hearing for the 2025 budget amendments at 7:43pm.

District 1: Director Wilson motioned to approve the 2025 budget amendment. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to approve the 2025 budget amendment. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.

District 3: Director Bissonnette motioned to approve the 2025 budget amendment. Upon second by Director Paviglianiti, a vote was taken, and the motion carried unanimously.

Operations and Maintenance

Retreat and Community Update: Mr. Birkeness noted the report was enclosed in the meeting packet.

- FRMD Permanent lighting survey report – Mr. Birkeness noted the enclosed report, and drafted policies can be brought forth at the August regular meeting.

- E Motor bikes and community safety – Director McGraw asked the boards for feedback in hosting a community meeting. Many Directors supported a business meeting for residents for educational purposes.

- Pool Saline from Chlorine conversion- Mr. Birkeness briefed the boards on the submitted proposal and answered questions.

District 1: Director McGraw motioned to deny the proposal and continue pool operations as built. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

Landscape Report: Mr. Birkeness noted the general maintenance matters are ongoing and proposals will be forthcoming at the August meeting. He noted the bid cycle for the general maintenance contract will require going to bid this year.

Social Committee Wine Tasting: Social committee representatives Jenn Penn and Jenny Metzler presented a proposal for board consideration. Extensive discussion occurred and the boards asked for a resubmission to be filed with answers to their outstanding questions.

Engineering Update: Director Larson noted completed projects within the tributary. He also noted GMWSA completed sewage clean outs.

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Public Comment None

Adjournment There being no further business to come before the Boards, the meeting was adjourned at 8:21 p.m. as follows:

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

District 2: Director Larson motioned to adjourn the meeting. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.

District 3: Director Trahan motioned to adjourn the meeting. Upon second by Director Bissonnette, a vote was taken, and the motion carried unanimously.

Respectfully submitted,

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Secretary of the Meeting