

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, March 16, 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

Others identified in attendance:

Peggy Waterman, April Tompkins and Leean McGraw

Call to Order

Quorums of the Boards were present, and the Directors confirmed their qualifications

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to serve. Mr. Birkeness confirmed that the meeting has been properly noticed. The meeting was called to order at 6:30 p.m.

Modification to Agenda: Mr. Birkeness requested a change to the agenda for the boards consideration. In Operations and Maintenance Matters Item C. Landscape Proposals for Consideration, would be removed and replaced with a Landscape Committee Recommendation and consideration of new landscape committee member Kurt Hostetter.

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

District 2: Director Reese motioned to modify the agenda as requested. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

District 3: Director Paviglianiti motioned to modify the agenda as requested. Upon second by Director Bissonnette, a vote was taken, and the motion carried unanimously.

Consent Agenda

Ratification of the payment of claims for the period ending February 28, 2026, Approval of the minutes of the January 19, 2026 Regular Meeting and March 4, 2026 Special Meeting and Retreat Credit Card Purchases Ratification.

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

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

District 3: Director Paviglianiti 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 noted there has been some progress with the City of Lakewood and the FRMD attorneys will create a new timeline schedule.

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Landscape Update: Mr. Birkeness referred to the enclosed report and answered questions by the Directors. The report will be posted to the District's website once accepted.

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 Walker motioned to accept the report. Upon second by Director Plumhoff, 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.

Update of Amenities Policy: Mr. Birkeness noted the policy required minimal changes to specifically address access cards and capacity language. Once the policy is approved by the boards the updated policy will be posted to the District's website.

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

District 2: Director Larson motioned to approve the updated policy. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 3: Director McCleary motioned to approve the updated policy. Upon second by Director Paviglianiti, a vote was taken, and the motion carried unanimously.

Consideration of Meeting Chairperson: Director Wilson referred to the May 2025 meeting where meeting rules and format were approved by the boards. And due to the annual requirement to elect a meeting chair and vice chair he suggested retaining both Director McGraw as Chairperson and Director Walker as Vice Chairperson for the combined meetings of FRMD Nos. 1-3.

District 1: Director Wilson motioned to approve Directors McGraw and Walker as meeting chair and vice chair. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

District 2: Director Reese motioned to approve Directors McGraw and Walker as meeting chair and vice chair. Upon second by Director Plumhoff, a vote was taken, and the motion carried unanimously.

District 3: Director Bissonnette motioned to approve Directors McGraw and Walker as meeting chair and vice chair. Upon second by Director McCleary, a vote was taken, and the motion carried unanimously.

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Public Comment None

Financial Matters Variance Reports 2025 Year End Reporting: Director Reese reported a high level summary of the 2025 accounting. He noted positive balances, a three year planning initiative and a reduction in legal costs.

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

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

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

Bond Compliance Policy Update: Director McCleary noted the regulatory items for District 3 President, Treasurer and Finance Committee Chair along with general updates.

District 3: Director McCleary motioned to approve the Policy Update. Upon second by Director Paviglianiti, a vote was taken, and the motion carried unanimously

Ratify K.C. Veio review of Bond Compliance Policy: Director McCleary noted this item was requested by the legal committee and will be funded by the general fund legal budget.

District 1: Director Wilson motioned to ratify K.C. Veio reviewing and updating the Bond Compliance Policy. Upon second by Director Walker, a vote was taken, and the motion carried unanimously

Operations and Maintenance Colorado Special Districts Records Management: Director Walker noted the District adopted a records recording policy in 2008. He provided information for Directors to assist in an ongoing process to house records for accessibility and availability.

Retreat and Community Annual Report and Update: Mr. Birkeness asked the boards if there was any questions about the enclosed report. None were raised and the report will be posted to the District's website.

Director Waterman made a request to the boards to turn on the Retreat holiday lights in red white and blue for a photograph for consideration of lighting for 4th of July holiday. Extensive discussion occurred regarding this request and Director Waterman offered to draft a policy for the boards consideration for the regularly scheduled May

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board meeting.

Fitness Building Repairs: Mr. Schneider presented the multiple ongoing issues located in the fitness building. Multiple leaks, cartridges failing, grout missing, rust and other water damages were discussed.

District 1: Director McGraw motioned to approve a not to exceed of \$20,000 for the repairs coming from the capital fund. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

Landscape Committee Recommendation: Leean McGraw presented a request to the boards to halt any new landscape plantings in 2026 until draught conditions can be reviewed. The boards agreed to the recommendation and noted this will be discussed at the August regularly scheduled board meeting.

District 1: Director Wilson motioned to delay upon further review of landscape committee to bring forth updates to the board for any new plantings at the August regularly scheduled board meeting. Upon second by Director McGraw, a vote was taken, and the motion carried unanimously.

- Consideration of new landscape committee member Kurt Hostetter: Leean McGraw read a message provided by Kurt Hostetter providing his desire to volunteer.

District 1: Director Wilson motioned to approve Kurt Hostetter to the committee. Upon second by Director Waterman, a vote was taken, and the motion carried unanimously.

Notice for Common area damages by water or invasive grasses: Director McGraw presented a flier he created and the need for action. Extensive discussion occurred with ideas shared. No specifics were brought to a conclusion.

Community Engagement items:

- Website and Data Repository: Director Plumhoff noted the website gets about 40 visits daily.
- Recognition of past FRMD Directors and Committee members: Director Reese presented a proposal for recognizing past volunteers that have served the Districts.

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

District 2: Director Plumhoff motioned to approve the proposal. Upon second by

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Director Reese, a vote was taken, and the motion carried unanimously.

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

Engineering Update: Director Larson presented concerns for the lower tributary and the water channel. More research will be done to bring forth to the boards.

- Consideration of Gravity Walls Proposal: Director Larson presented the proposal and answered questions by the directors.

District 3: Director Wilson motioned to approve the proposal. Upon second by Director McCleary, a vote was taken, and the motion carried unanimously. This proposal will be funded by the Improvement Project Fund.

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:

- Districts 1-3: Director McGraw motioned to adjourn. A vote was taken, and the motion carried unanimously.

Respectfully submitted,



Secretary of the Meeting