

RECORD OF PROCEEDINGS

MINUTES OF THE 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: Wednesday, April 8, 2026, 12:00 p.m.

Attendance

The special meeting of the Boards of Directors of the Fossil Ridge Metropolitan District Nos. 1-3 was called and held at 12:00 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 boards. There were no conflicts disclosed. The following Directors were in attendance:

Board of Directors -D1:

David Wilson – President
Dave McGraw – V.P.
Tom Waterman - Secretary
Terry Larson – Treasurer

Board of Directors – D2:

Tom Waterman -V.P.
Alan Plumhoff – Treasurer
Terry Larson – Asst. Secretary

Board of Directors -D3:

Mike McCleary – President
Alana Bissonnette – V.P.
Pepper Trahan – Treasurer
David Wilson – Asst. Secretary

Consultants:

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

Others identified in attendance:

None

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 12:00 p.m.

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Board Topics

Discussion regarding District Common Area Damages: a memo was drafted for discussion and potential distribution to the HOA board regarding District common areas being damaged and requesting HOA action. Extensive discussion surrounded the topic about responsibilities and communications within the multiple parties.

- District 1: Director McGraw motioned to approve the memo and distribution to HOA board. Upon a second by Director Waterman, a vote was taken, and the motion carried unanimously.
- District 2: Director Larson motioned to approve the memo and distribution to HOA board. Upon a second by Director Plumhoff a vote was taken, and the motion carried unanimously.
- District 3: Director Trahan motioned to approve the memo and distribution to HOA board. Upon a second by Director McCleary, a vote was taken, and the motion carried unanimously.

Discussion regarding Filing 21 construction: Director Larson presented the developer has plans approved by the City of Lakewood to build a dog park near the future townhomes. Research was done to investigate if a playground could be installed instead of a dog park. Due to grading and sizing a playground is not feasible. Directors noted the approved dog park plan between the City and developer will proceed.

Adjournment

There being no further business to come before the Boards, the meeting was adjourned at 12:42 p.m. as follows:

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

Respectfully submitted,



Secretary of the Meeting