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, May 18, 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
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:
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
Riley Meggers – Assistant Manager – Community Resource Services

Others identified in attendance:
Joe Hafner, Molly Grewal, Emily Miller, Ed du Bray, Libby Vernon, and Taber Sweet

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.

Director excused absences:

District 1: Director Walker motioned to excuse the absence of Director McGraw. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

District 3: Director Trahan motioned to excuse Directors McCleary and Paviglianiti. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously.

Consent Agenda

Ratification of the payment of claims for the period ending April 30, 2026, Approval of the minutes of the March 16, 2026, Regular Meeting and April 8, 2026, Special Meeting and Retreat Credit Card Purchases Ratification.

District 1: Director Wilson 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 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 Wilson, a vote was taken, and the motion carried unanimously.

FRMD Updates

Districts consolidation update**-** Director Wilson noted a new meeting is being scheduled for the attorneys targeting the 2027 election. The desire is to provide a cost benefit to the community. Unfortunately, this process is six months behind the original schedule.

Mount Carbon Bond Update: Director Reese presented the consultants findings (Ehlers) whom reviewed the limited available financials of the District and shared a desire to continue to review all options for FRMD. It was stressed there is limited opportunities for FRMD at this time. Ultimately FRMD is looking to reduce the tax burden to their residents.

Public Comment

Molly Grewal noted her and other moms within the community have a desire to add an additional playground to the western portion of the community. Many small children live in the new filings, and the nearest park is roughly a mile away. She would like the board to consider options for the proposed dog park in filing 21 to be considered for a playground instead. With her request she is seeking a study session by the boards to evaluate all options.

Emily Miller echoed Molly's comments for a study session to be considered.

Public Comment Response by Boards

Director Wilson thanked the residents for their attendance and complimented them for working with the Districts. In anticipation of this request some board members have volunteered to lead a study session effort lead by Directors McGraw, Trahan and Larson.

District 1: Director Wilson motioned to create a study group to review this request. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to create a study group to review this request. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.

District 3: Director Wilson motioned to create a study group to review this request. Upon second by Director Trahan, a vote was taken, and the motion carried unanimously.

Financial Matters

2026 Q1 Variance Reporting: Director Reese reported a high level summary of the 2026 first quarter accounting. He noted positive balances, strong cash position and elimination of Brookfield accounts.

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

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

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

F15-16 Irrigation Repairs Proposal Allocation:

Consider revised Resolution Establishing District Fees:

Consider revised Exhibit A Schedule of Fees related to #1:

Consider communication to THA townhome owners explaining the changes related to the revised Resolution:

Each of the financial matters in *italics* have a direct relation to one another and were presented in a group. These matters required to be in unison for a vote due to their correspondence.

Director Trahan presented each topic and noted specifics. First, all F15 and F16 irrigation work would be adjusted to be included in all District irrigation invoice costs and not separated. This irrigation cost average is less than 4% of total District irrigation costs. Plants in front of townhome units are homeowner owned. Plants on the sides of the townhome units are considered common areas and District owned.

Fees associated would be modified to a 50% THA and 50% District cost sharing. All THA fees would be reduced or some eliminated. Fees will continue to be evaluated for future changes if required.

Letter to THA owners was reviewed by the District attorneys and would be mailed for their informing.

District 1: Director Wilson motioned to approve the F15-16 irrigation repairs proposal allocation, Revised Resolution Establishing District Fees, Consider revised Exhibit A Schedule of Fees related to #1 and Communication to THA owners explaining the changes related to revised resolution. Upon second by Director Larson, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to approve the F15-16 irrigation repairs proposal allocation, Revised Resolution Establishing District Fees, Consider revised Exhibit A Schedule of Fees related to #1 and Communication to THA owners explaining the changes related to revised resolution. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.

District 3: Director Wilson motioned to approve the F15-16 irrigation repairs proposal allocation, Revised Resolution Establishing District Fees, Consider revised Exhibit A Schedule of Fees related to #1 and Communication to THA owners explaining the changes related to revised resolution. Upon second by Director Trahan, a vote was taken, and the motion carried unanimously.

Operations and Maintenance

Retreat and Community Update: Mr. Birkeness answered questions of the boards about the enclosed report.

- Consideration of Retreat Lighting Proposal: Director Wilson provided some notes based on Director Waterman's enclosed write-up. He wanted to identify two items to be separated. Holiday lighting and safety down lighting.

Extensive discussion was held regarding holiday lighting. Director Bissonnette noted the write-up was not a policy and should not be considered as such.

District 1: Director Wilson motioned to light the Retreat in red, white and blue colors over the July 4th weekend, with notifications to the community pre and post lighting and utilize a survey for residents to provide feedback in which can be evaluated and discussed at the July 20th regular meeting for future lighting considerations. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff motioned to light the Retreat in red, white and blue colors over the July 4th weekend, with notifications to the community pre and post lighting and utilize a survey for residents to provide feedback in which can be evaluated and discussed at the July 20th regular meeting for future lighting considerations. Upon second by Director Reese, a vote was taken, and the motion carried unanimously.

District 3: Director Wilson motioned to light the Retreat in red, white and blue colors over the July 4th weekend, with notifications to the community pre and post lighting and utilize a survey for residents to provide feedback in which can be evaluated and discussed at the July 20th regular meeting for future lighting considerations. Upon second by Director Bissonnette, a vote was taken, and the motion carried. Director Trahan voted against the motion.

Safety Down Lighting of the Retreat: Every third light would be illuminated at 50% to potentially provide safety. Extensive discussion took place again.

District 1: Director Walker motioned to consider lighting the Retreat for safety capabilities. Upon second by Director Wilson, a vote was taken, and the motion was denied as all Directors opposed.

District 2: Director Plumhoff motioned to consider lighting the Retreat for safety capabilities. Upon second by Director Reese, a vote was taken, and the motion was denied as Director Reese was the only Director in support.

District 3: Director Trahan motioned to consider lighting the Retreat for safety capabilities. Upon second by Director Bissonnette, a vote was taken, and the motion was denied as all Directors opposed.

Landscape Budget analysis: Mr. Birkeness noted the enclosed report.

- Consideration of funding for Wall Repairs and Solar Removal from Landscape Capital and Gend Fund Budgets: Mr. Birkeness noted the historical need for these projects and due to unused landscaping funding funds could be reappropriated to complete this work. Director Wilson noted the landscape committee has reviewed and can continue the projects for 2026 with available funding.

District 1: Director Wilson motioned to approve the Wall repairs using Landscape Capital funding and approve the solar removal with a not to exceed of $25,000 using Landscape General funding. Upon second by Director Walker, a vote was taken, and the motion carried unanimously.

- Discussion regarding Native tract damage and revegetation: Mr. Birkeness on behalf of the landscape committee presented areas of erosion and damage caused by people on native tracts. Extensive discussion occurred and the topic was tabled for another meeting.

Engineering Update: Director Larson presented three topics for the boards regarding water quality ponds, tributary channel clean out and water quality pond #4 phased work.

District 1: Director Larson motioned to approve the proposal from Natures Workforce to perform water quality pond clean outs. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously. This proposal will be funded by the General Fund.

District 1: Director Larson motioned to approve the proposal from Natures Workforce to perform tributary channel cleaning. Upon second by Director Walker, a vote was taken, and the motion carried unanimously. This proposal will be funded by the General Fund.

District 1: Director Walker motioned to approve the proposal from Natures Workforce to perform water quality #4 phased work with a not to exceed of $10,000. Upon second by Director Wilson, a vote was taken, and the motion carried unanimously. This proposal will be funded by the Improvement Project Fund.

Public Comment

Taber Sweet asked the boards to consider a chemistry change for the pool. Specifically, consider a switch to saline. He expressed the current chemicals used are hard on eyes and can change hair color.

Adjournment

There being no further business to come before the Boards, the meeting was adjourned at 8:27 p.m. as follows:

District 1: Director Wilson motioned to adjourn the meeting. Upon second by Director

Walker, a vote was taken, and the motion carried unanimously.

District 2: Director Plumhoff 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,

Secretary of the Meeting