RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PLAINS METROPOLITAN DISTRICT

Held: Thursday, June 18, 2026, at 12:00 p.m., at KC & Associates, 10106 West San Juan Way, Suite 210, Littleton, Colorado 80127

The meeting was open to the public.

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ATTENDANCE

A Regular Meeting of the Board of Directors (the "Board") of the Plains Metropolitan District (the "District") was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:

Directors Present:
Kathy L. Christensen, President
Scott Burrows, Treasurer
Steve Langer, Assistant Secretary
Kathy Tourney, Assistant Secretary

The following director was absent (*absence excused*):
Joe Pickard, Secretary

Following discussion, upon motion made by Director Langer, seconded by Director Burrows and, upon vote, unanimously carried, the absence of Director Pickard was excused.

Also Present:
AJ Beckman; Public Alliance, LLC

Shannon Smith Johnson, Esq.; Icenogle Seaver Pogue, P.C.

Brain Yowell; Ken-Caryl Ranch Master Association

Doug Cross, Stanley Wojinski, Ron Dart, and Dallas Miller; Members of the Public

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CALL TO ORDER/ DECLARATION OF QUORUM

The meeting was called to order at approximately 12:02 p.m.

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DIRECTORS MATTERS/

Attorney Johnson advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action

DISCLOSURE MATTERS

at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, if any, and summarized below which state the fact and summary nature of any matters, as required by Colorado law, to permit official action be taken at the meeting. Additionally, the Board determined that the participation of the Board members present was necessary to obtain a quorum or otherwise enable the Board to act.

Attorney Johnson advised that written disclosures of interests were filed with the Secretary of State and the Board at least seventy-two hours prior to the meeting. Such filed written disclosure for the Board members present included:

Director Burrows disclosed his provision of accounting and tax consulting services for Dallas Tourney, Inc, an owner of property within the District. Director Burrows also disclosed his directorship in Hogback Metropolitan District.

Director Langer disclosed his ownership interest in Briarwood Gardens Properties, LLC, an owner of property within the District. Director Langer also disclosed his directorship in Ken Caryl Office Park Association.

Director Christensen disclosed her ownership interest in certain real property located in the District. Director Christensen also disclosed her ownership interest and officership as President of KC & Associates, LLC.

Director Tourney disclosed her ownership interest in certain real property located within the District. Director Tourney also disclosed her ownership interest and officership in Dallas Tourney, Inc. Director Tourney disclosed her membership in Ken-Caryl Office Park Association.

The foregoing disclosures may be associated with approval of items on the agenda that may affect the interests of the Board members present.

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AGENDA

Mr. Beckman distributed, for the Board's review and approval, a proposed agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Langer, seconded by Director Burrows, and upon vote unanimously carried, the agenda was approved, as presented.

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PUBLIC COMMENTS

Mr. Yowell advised the Board that members of the community have become aware of plans for a senior housing development called Village Cooperative on the clubhouse property. The Directors in attendance confirmed that they had no knowledge of the development plans. Discussion ensued regarding the potential redevelopment of the clubhouse, including the need for the site plan to account for the District's existing trailhead-parking and access easement. Attorney Johnson noted that she would reach out to the developer to request additional information and to make them aware of the District's easement.

Mr. Yowell asked if the District would consider repairing the lighting of the monument on West Ken Carol Avenue. Mr. Beckman confirmed that he will get an estimate regarding the cost of repair for the monument.

Mr. Dart thanked the District for its acquisition of the Nature Park property and expressed an interest in staying abreast of the future improvements.

CONSENT AGENDA

The Board considered the following actions:

- Consider Approval of April 30, 2026 Special Meeting Minutes
- Ratify approval of Weed Control Task Order Services Contract with Weed Wranglers, LLC and Task Order No. 1, in an amount not to exceed $10,000

Following discussion, upon motion duly made by Director Langer, seconded by Director Burrows and, upon vote, unanimously carried, the Board approved the consent agenda, including a change to the minutes to reflect a change in the name of the members of the public in attendance.

FINANCIAL MATTERS

Claims: Mr. Beckman reviewed with the Board the claims.

Following discussion, upon motion duly made by Director Burrows, seconded by Director Langer and, upon vote, unanimously carried, the Board approved the payment of claims for the period beginning March 31, 2026 through June 11, 2026, in the amount of $271,917.77.

Other: There were no other financial matters.

MANAGEMENT MATTERS

Delegation of Management Duties and Authority to Public Alliance, LLC: The Board discussed the delegation of certain management duties and authority to Public Alliance, LLC.

Following discussion, upon motion duly made by Director Burrows, seconded by Director Langer, and upon vote unanimously carried, the Board authorized Public Alliance, LLC to approve contracts not to exceed $10,000 and authorize repairs, provided the expenditures are within the approved District budget. Attorney Johnson noted for the Board that a resolution to this effect will be prepared for consideration by the Board at its next regular meeting.

Regular Meeting Dates and Meeting Location: The Board entered into discussion regarding the 2026 remaining regular meeting dates and meeting location.

Following discussion, the Board determined to hold hybrid meetings going forward, with the in-person location remaining the same and with the option of virtual attendance. An amendment to the Annual Meeting Resolution will be considered at the next meeting.

Accounting Services: The Board deferred discussion until the July 16, 2026 meeting.

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OPERATIONS AND MAINTENANCE MATTERS

Engagement of Engineering Firm to Assist with Nature Park Planning, Design, Permitting, Bidding, and Project Management: Mr. Beckman presented proposals from firms who Public Alliance received proposals for. The Board made inquiry regarding the same and deferred action at this time. The Board requested Independent District Engineering Services, LLC present at the next meeting for the Board's consideration.

Resolution Regarding Nature Park Rules and Regulations: The Board reviewed a Resolution Regarding Nature Park Rules and Regulations.

Following discussion, upon motion duly made by Director Langer, seconded by Director Burrows and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Nature Park Rules and Regulations subject to recordation of the Amendment to Declaration of Open Space Covenant, Easement and Use Restriction with the Ken-Caryl Office Park Association.

Proposals from Keesen Landscape Management, Inc.:

Native Path Beauty Band Mow: The Board deferred discussion at this time.

Landscape Edging Damage Repair: The Board reviewed a proposal for landscape edging damage repair.

Following discussion, upon motion duly made by Director Langer, seconded by Director Burrows and, upon vote, unanimously carried, the Board approved the proposal for landscape edging damage repair, in the amount of $594.81.

Monument Edging Damage Repair and Replacement: The Board reviewed a proposal for monument edging damage repair and replacement.

Following discussion, upon motion duly made by Director Langer, seconded by Director Burrows and, upon vote, unanimously carried, the Board approved the proposal for monument edging damage repair and replacement, in the amount of $846.30.

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Consulting Task Order Services Contract with ERO Resources Corporation and Task Order No. 1: The Board deferred discussion at this time.

BOARD MATTERS

Director Christensen: Director Christensen reported that some of the Cardel Homes located near the townhomes are experiencing water infiltration. The water appears to be treated, and therefore not groundwater.

Director Langer: Director Langer suggested that the District initiate formal communication with the Village Cooperative regarding the District's easement. Following discussion, the Board directed Attorney Johnson to prepare and send correspondence to the developer regarding the same.

LEGAL MATTERS

There were no legal matters.

OTHER BUSINESS

Quorum for the Next Regular Board Meeting: The Board entered into discussion regarding the next Regular Board Meeting at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado 80127, Thursday, July 16, 2026 at 12:00 p.m. Following discussion, the Board determined there will be a quorum for the next Regular Meeting. It was noted that the next meeting will be held with an option for virtual attendance.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Burrows, seconded by Director Langer, and upon vote unanimously carried, the meeting was adjourned at 1:16 p.m.

Respectfully submitted,

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By ______________________________

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Secretary for the Meeting