

RECORD OF PROCEEDINGS

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE PLAINS METROPOLITAN DISTRICT HELD NOVEMBER 20, 2025

The regular meeting and 2026 Budget Hearing of the Board of Directors of the Plains Metropolitan District (referred to hereafter as "Board") was convened on Thursday, November 20, 2025 at 12:00 p.m. at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado 80127. The meeting was open to the public.

ATTENDANCE

Directors in Attendance were:

Kathy L. Christensen
Scott Burrows
Joe Pickard
Kathy Tourney
Steve Langer

Also in Attendance were:

Shannon Smith Johnson, Esq.; Icenogle Seaver Pogue, P.C.
Dallas Miller, member of the public
Deer Creek Villa Residents:
Leo Aharon
Heather Cooper
Ron Dart
Anastasia Sdanowich
Diane Titche

CALL TO ORDER

A motion was duly made by Director Langer, and seconded by Director Tourney, and upon vote, unanimously carried, the Board called the meeting to order.

DISCLOSURE MATTERS

Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures may be required prior to taking official action 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, stating 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 members present was necessary to obtain a quorum or otherwise enable the Board to act.

Ms. 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. This disclosure is associated with approval of items on the agenda that may affect his interests.

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. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Christensen disclosed her ownership interest in certain real property located in the District. Director Christensen also disclosed her ownership interest and officership as

RECORD OF PROCEEDINGS

President of KC & Associates, LLC. This disclosure is associated with approval of items on the agenda that may affect her interests.

Director Pickard disclosed his ownership interest in certain real property located within the District. Director Pickard also disclosed his ownership interest in Pickard Law and his directorship in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect his interests.

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 W Tourney, Inc. Director Tourney disclosed her membership in Ken-Caryl Office Park Association. This disclosure is associated with approval of items on the agenda that may affect her interests.

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

APPROVAL OF AGENDA

Following review and discussion, upon a motion duly made, by Director Burrows, seconded by Director Langer, and upon vote, unanimously carried, the Board approved the Agenda.

APPROVAL OF MINUTES

Following review and discussion, upon a motion duly made, by Director Langer, seconded by Director Burrows, and upon vote, unanimously carried, the Board approved the minutes of the October 16, 2025 Regular Meeting as revised to reflect a change to the names of the members of the public in attendance.

PUBLIC COMMENT

Members from the Deer Creek Metropolitan District asked questions regarding the open space area.

FINANCIAL MATTERS

A. Review and Consider Acceptance of the Cash Position Schedule as of November 18, 2025

Upon motion by Director Burrows, seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the Cash Position Schedule as of November 18, 2025 as presented.

B. Review and Consider Approval of the November 2025 Received Claims

After review, and upon a motion duly made, by Director Burrows, seconded by Director Langer, and upon vote, unanimously carried, the Board ratified approval of the November 2025 claims totaling \$31,512.11 for sixteen approved invoices.

C. Public Hearing on Proposed 2026 Budget

i. Public Hearing and Public Comment Period

Upon a motion duly made by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board opened the public hearing on the 2026 proposed budget, consistent with published notice at 12:46 p.m. With no public comment received and

RECORD OF PROCEEDINGS

upon a motion duly made by Director Burrows, and seconded by Director Langer, and upon vote, unanimously carried, the Board closed the public hearing at 12:48 p.m.

ii. Consider Approval of the Resolution Approving Proposed 2026 Budget, Certification of the Mill Levy, and Appropriate of Sums of Money

Mr. Peak reviewed with the Board the proposed 2026 budget and Ms Johnson presented to the Board a resolution for approval and adoption of the 2026 budget, appropriating funds therefore, and certification of a mill levy thereunder. After discussion, and upon a motion duly made by Director Burrows, and seconded by Director Pickard, and upon vote unanimously carried, the Board approved the resolution adopting the 2026 budget, appropriating the funds to the approved budget, and certifying the mill levies as provided in the 2026 budget.

ADMINISTRATIVE MATTERS

A. Update on the Final Approval of the Nature Park Master Plan for the January 15, 2026 Plains Metropolitan District Board Meeting

Mr. Peak reported that ERO Resources Corporation is putting together the final Nature Park Master Plan. The Board discussed the timing of adoption of rules and regulations and addressing bridges and fire brush truck access. It is anticipated the Board will consider approval of the Master Plan at the January 15, 2026 or February 19, 2026 Board Meeting. He noted that the Board should prepare a list of items to address in the rules and regulations, and he will prepare a response to the Deer Creek Metropolitan District group that attended today's meeting.

B. Consider Election of Officers

After review, and upon a motion duly made by Director Tourney, and seconded by Director Burrows, and upon vote, unanimously carried, the Board elected to maintain the same officers of the Board of Directors as in 2025, with Kathy Christensen serving as President, Scott Burrows as Treasurer, Joe Pickard as Secretary, and Kathy Tourney and Steve Langer serving as Assistant Secretaries to the Board as identified in the Annual Administrative Resolution.

C. Adopt and Approve the 2026 Annual Administrative Resolution, including designation of meeting notice posting location per Section 24-6-402(2)(c), C.R.S. (enclosure)

Mr. Peak reviewed a resolution prepared annually to handle the District's ongoing operation and business. After discussion, and upon a motion duly made by Director Tourney, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the following 2026 regular meeting dates and location as well as the Annual Resolution for 2026, which included the previously mentioned officers to the Board:

The third Thursday of each month, at 12:00 p.m. at KC & Associates, LLC, 10106 W. San Juan Way, Suite 210, Littleton, CO 80127.

BOARD MATTERS

A. None.

LEGAL MATTERS

A. Review and Consider Approval of the Updated Icenogle Seaver Pogue Engagement Letter

RECORD OF PROCEEDINGS

Ms. Johnson gave a brief overview of the minor changes in the Engagement Letter for 2026. After discussion, and upon a motion duly made by Director Burrows, and seconded by Director Langer, and upon vote, unanimously carried, the Board approved the Updated 2026 Icenogle Seaver Pogue Engagement Letter.

B. Review and Consider Ratification of the DocAccess Agreement with Streamline Regarding Document Accessibility Services

Ms. Johnson reviewed the highlights of the DocAccess Agreement with Streamline, and after discussion, and upon a motion duly made by Director Burrows, and seconded by Director Pickard, and upon vote, unanimously carried, the Board approved the ratification of DocAccess Agreement with Streamline.

**OTHER
BUSINESS**

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A. Confirm Quorum for the next Regular Board Meeting at KC & Associates, 10106 W. San Way, Suite 210, Littleton, Colorado 80127, Thursday, January 15, 2026 at 12 p.m.

Following discussion, the Board determined to cancel its December 18, 2025 regular meeting.

B. Bill.com

The Board Directed Mr. Peak to notify the District's Accounting Firm, Simmons and Wheeler, to discontinue the use of Bill.com.

ADJOURNMENT

Upon a motion duly made by Director Tourney, seconded by Director Pickard and upon a vote, unanimously carried, the meeting was adjourned at approximately 1:08 p.m..

Respectfully submitted,

By David Peak
Secretary for the Meeting