

RECORD OF PROCEEDINGS

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

Held: Thursday, April 30, 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.

ATTENDANCE

A Special 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
Joe Pickard, Secretary
Steve Langer, Assistant Secretary
Kathy Tourney, Assistant Secretary

Also Present:

AJ Beckman; Public Alliance, LLC

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

Dave Peak; District Manager

Dallas Miller; Member of the Public

CALL TO ORDER

The meeting was called to order at approximately 12:05 p.m.

QUORUM/ DISCLOSURE 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 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.

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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 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.

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.

AGENDA

Mr. Peak introduced Mr. Beckman to the Board. Mr. Peak distributed for the Board's review and consideration a proposed agenda for the Special Meeting.

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

MINUTES

The Board reviewed the Minutes of the March 19, 2026 Regular Meeting.

Following discussion, upon motion duly made by Director Burrows, seconded by Director Pickard and, upon vote, unanimously carried, the Minutes of the March 19, 2026 Regular Meeting were approved, as presented.

PUBLIC COMMENTS

There were no public comments.

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FINANCIAL MATTERS

Cash Position Schedule: Mr. Peak discussed with the Board the schedule of cash position as of April 28, 2026.

Following discussion, upon motion duly made by Director Burrows, seconded by Director Pickard and, upon vote, unanimously carried, the Board accepted the schedule of cash position as of April 28, 2026.

Claims: Mr. Peak reviewed with the Board the April 29, 2026 received claims.

Following discussion, upon motion duly made by Director Langer, seconded by Director Pickard and, upon vote, unanimously carried, the Board approved the April 29, 2026 received claims in the amount of \$246,619.12.

Unaudited Financial Statements: Mr. Peak reviewed with the Board the unaudited financial statements dated March 31, 2026.

Following discussion, upon motion duly made by Director Burrows, seconded by Director Langer and, upon vote, unanimously carried, the Board accepted the unaudited financial statements dated March 31, 2026.

ADMINISTRATIVE MATTERS

Nature Park Weed Mitigation and Wood Bridges Inspection Update: Mr. Peak reported that he met with ERO Resources Corporation regarding the Nature Park. He discussed the condition of the wooden bridges and ongoing weed mitigation efforts.

The Board discussed the engagement of an engineer in order to solicit multiple bids for the bridge replacement project. Mr. Peak noted that Knott Laboratory, LLC and Stewart Engineering, Inc. may be potential resources for engineering.

Mr. Peak provided an update regarding weed mitigation, reporting that mechanical weed removal using weed trimmers is in process. Chemical weed treatment is anticipated to cost approximately \$10,000. He researched the use of goats for vegetation management; however, the cost is significantly higher at approximately \$20,000 per treatment. He recommended that chemical weed treatments will be performed in both the spring and fall. Mr. Peak further noted that a long-term maintenance plan will need to be developed. Mr. Pickard noted that he would like to see the Colorado Department of Transportation (“CDOT”) trail path connection addressed to allow connection the Nature Park paths if possible.

Other: There were no other administrative matters.

BOARD MATTERS

Other: There were no other Board matters.

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LEGAL MATTERS

Nature Park Rules and Regulations: The Board entered into discussion regarding the Nature Park Rules and Regulations. Discussion ensued regarding the regulation of electric bicycles and dirt bikes and the challenges of enforcement. The Board deferred further discussion until the next meeting.

Executive Session: The Board determined an executive session was not necessary at this time.

Management Services Agreement with AJ Beckman from Public Alliance LLC: The Board reviewed a Management Services Agreement with AJ Beckman from Public Alliance LLC. Mr. Beckman discussed his qualifications and those of Public Alliance LLC.

Following discussion, upon motion duly made by Director Burrows, seconded by Director Langer and, upon vote, unanimously carried, the Board approved the Management Services Agreement with AJ Beckman from Public Alliance LLC.

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, May 21, 2026 at 12 p.m. Following discussion, the Board determined there is a quorum for the next Regular Meeting.

Spring Fling Social Gathering: The Board confirmed the Spring Fling Social Gathering at the Fort Restaurant, 19192 Highway 8, Morrison, Colorado, Saturday, May 15, 2026 at 5:30 p.m. It was noted that no official business would be conducted at this event.

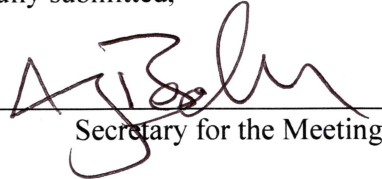
Recognition of Mr. Peak: The Board expressed its sincere appreciation to Mr. Peak for his many years of dedicated service to the District.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Burrows, seconded by Director Pickard, and upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By


Secretary for the Meeting