RECORD OF PROCEEDINGS

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

Held: Thursday, July 16, 2026, at 12:00 p.m., at KC & Associates, 10106 West San Juan Way, Suite 210, Littleton, Colorado 80127 and via Zoom at at https://zoom.us/j/81379663987, Meeting ID: 813 7966 3987, Call-in Number: 719-359-4580.

The meeting was open to the public.

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 Burrows, seconded by Director Langer 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.

Dallas Miller; Member of the Public

CALL TO ORDER/ DECLARATION OF QUORUM

The meeting was called to order at approximately 12:08 p.m.

DIRECTORS MATTERS/ DISCLOSURE

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

MATTERS

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.

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 Burrows, seconded by Director Langer, and upon vote unanimously carried, the agenda was approved, as amended to include the discussion of the 2025 audit

EXECUTIVE SESSION

Pursuant to Section 24-6-402(4)(b) of the Colorado Revised Statutes, upon motion duly made by Director Burrows, seconded by Director Langer and, upon vote, unanimously carried, the Board convened in executive session at 12:10 p.m. for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations as well as providing direction to negotiators regarding the Plains Nature Park and Access and Maintenance Easement.

Upon motion duly made by Director Christensen, second by Director Burrows, and upon vote unanimously carried, the Board exited Executive Session and reconvened the regular meeting.

No action was taken during the executive session. Following discussion, the Board directed Mr. Beckman to update the name of the area to Deer Creek Open Space, obtain proposals for the demolition and removal of the bridges within the Deer Creek Open Space, and proceed with the installation of signage for the parking lot and rules and regulations.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Consider Approval of June 18, 2026 Special Meeting Minutes

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

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 July 16, 2026, in the amount of $33,595.90.

2025 Audit: Mr. Beckman discussed with the Board the status of the 2025 Audit. It was noted that Mr. Beckman will confirm with Simmons & Wheeler, P.C. whether an audit will be required for the current year.

Other: There were no other financial matters.

MANAGEMENT MATTERS

Proposal from S. Star Electric to Diagnose Electrical Issues Related to Monument Sign on West Ken Caryl Avenue: The Board reviewed a proposal from S. Star Electric to diagnose electrical issues related to monument sign on West Ken Caryl Avenue in the amount of $1,061.20

Following discussion, upon motion duly made by Director Tourney, seconded by Director Langer and, upon vote, unanimously carried, the Board determined not to pursue the repair.

Accounting Services: Mr. Beckman reviewed a proposal from Public Alliance LLC for accounting services. Following discussion, the Board determined not to proceed.

OPERATIONS AND MAINTENANCE MATTERS

Engagement of Engineering Firm to Assist with Nature Park Planning, Design, Permitting, Bidding, and Project Management:

Shortlist Interviews: The Board deferred discussion at this time.

Proposal from Keesen Landscape Management, Inc. for Additional Landscape Improvements on Shaffer Parkway: The Board deferred discussion at this time.

Consulting Task Order Services Contract with ERO Resources Corporation and Task Order No. 1: Following discussion, the Board determined not to proceed.

BOARD MATTERS

The Board discussed Ken Caryl Ranch Metropolitan District and HOA Pool Facilities regarding a $10 fee being assessed. No action was taken.

LEGAL MATTERS

Public Comment and Conduct Policy: Attorney Johnson discussed the purpose of the Public Comment and Conduct Policy, and will present the policy at the August 20, 2026 meeting.

First Amendment to the Annual Administrative Resolution: The Board reviewed a First Amendment to the Annual Administrative Resolution.

Following discussion, upon motion duly made by Director Tourney, seconded by Director Burrows and, upon vote, unanimously carried, the Board adopted the First Amendment to the Annual Administrative Resolution.

Amended Resolution Designating an Official Custodian for the Colorado Open Records Act: The Board reviewed an Amended Resolution Designating an Official Custodian for the Colorado Open Records Act.

Following discussion, upon motion duly made by Director Tourney, seconded by Director Burrows and, upon vote, unanimously carried, the Board adopted the Amended Resolution Designating an Official Custodian for the Colorado Open Records Act.

Amended and Restated Rules of Official Custodian: The Board reviewed the Amended and Restated Rules of Official Custodian.

Following discussion, upon motion duly made by Director Tourney, seconded by

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Director Burrows and, upon vote, unanimously carried, the Board acknowledged that the Official Custodian adopted the Amended and Restated Rules of Official Custodian.

Resolution Establishing Delegations of Power and Duty to the District Manager: The Board reviewed a Resolution Establishing Delegations of Power and Duty to the District Manager.

Following discussion, upon motion duly made by Director Langer, seconded by Director Burrows and, upon vote, unanimously carried, the Board adopted the Resolution Establishing Delegations of Power and Duty to the District Manager.

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, August 20, 2026 at 12:00 p.m.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Director Tourney, seconded by Director Burrows, and upon vote unanimously carried, the meeting was adjourned at 1:20 p.m.

Respectfully submitted,

DocuSigned by:

By ______________________________

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Secretary for the Meeting