RECORD OF PROCEEDINGS

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

Held: Friday, August 21, 2026, at 9:00 a.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 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
Steve Langer, Assistant Secretary
Kathy Tourney, Assistant Secretary

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

Also Present:
AJ Beckman; Public Alliance, LLC

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

Hunter Johnson and Andrew Schaefer; Real Estate Equities Development, LLC

CALL TO ORDER/ DECLARATION OF QUORUM

The meeting was called to order at approximately 9:10 a.m.

DIRECTORS MATTERS/ 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.

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 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 Special Meeting.

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

PUBLIC COMMENTS

Mr. Johnson and Mr. Schaefer joined the meeting at this time and discussed the proposed redevelopment of the former Deer Creek Club House parcel. The proposed development consists of an age-restricted, multi-family residential development. The development team presented two options for reconfiguration of the District's parking and access easement and noted that the developer would bear the costs associated with any legal work necessary to modify the easement. Both options provide for 22 parking spaces, consistent with the number currently included in the easement; however, the proposed square footage of the easement appears to be reduced. The specific reduction in square footage under each option was not provided. Mr. Johnson and Mr. Schaefer further noted that one of the options includes construction of a nine-foot retaining wall.

Members of the Board inquired regarding ongoing maintenance responsibilities, which were identified as a matter for further negotiation. Ms. Johnson advised the

Board and development team that any amendment to the easement agreement would require a corresponding amendment to the District's deeds with Jefferson County. Director Christiansen inquired about proposed modifications to site drainage. Mr. Johnson explained that an on-site detention pond would be constructed to receive drainage.

Director Tourney inquired regarding presales and the likelihood of the project proceeding if the District is unable to accommodate the requested modifications to the easement. Mr. Schaefer reported that the majority of the units being offered have already been reserved and further advised the Board that the project is expected to proceed regardless of whether modifications to the easement are approved. Following discussion, Mr. Johnson and Mr. Schaefer excused themselves from the meeting.

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CONSENT AGENDA The Board considered the following actions:

- Consider Approval of July 16, 2026 Regular Meeting Minutes

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

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FINANCIAL MATTERS

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

Following discussion, upon motion duly made by Director Langer, seconded by Director Christensen and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending August 14, 2026, in the amount of $12,446.64 subject to the removal of checks for directors fees to directors Pickard and Burrows.

Unaudited Financial Statements and Schedule of Cash Position: Mr. Beckman discussed with the Board the unaudited financial statements, dated June 30, 2026 and the schedule of cash position, dated August 14, 2026.

Following discussion, upon motion duly made by Director Langer, seconded by Director Tourney and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated June 30, 2026 and the schedule of cash position, dated August 14, 2026.

2025 Audit/Exemption: Mr. Beckman reported that he confirmed with the District's Accountant that the District will not prepare or file an audit for 2025. Mr. Beckman further reported that he has requested confirmation regarding the status of the District's audit exemption.

Other: Mr. Beckman advised the Board that he will prepare budget scenarios reflecting various mill levy and revenue assumptions for presentation and consideration at the September 2026 meeting.

The Board discussed necessary asphalt repairs to bridges and directed Mr. Beckman to provide an assessment regarding the same.

MANAGEMENT MATTERS

Proposal from Real Rescue for the Demolition and Removal of the Eight (8) Bridges, Maintenance of Three (3) Bridges and Removal of Restroom Building in the Deer Creek Open Space: Mr. Beckman reviewed with the Board a proposal from Real Rescue for the demolition and removal of eight (8) bridges, maintenance of three (3) bridges, and removal of the restroom building located within the Deer Creek Open Space. Director Tourney requested that Mr. Beckman obtain an additional proposal reflecting a modified scope, to remove only one bridge. The Board will review and consider the updated proposal at the September 17, 2026 meeting.

Installation of Signage for the Parking Lot and Deer Creek Open Space Rules and Regulations: Mr. Beckman reviewed pricing and signage mock-ups submitted by Fish Graphics. The Board will consider approval of the signage at the September 17, 2026 meeting.

Special District Association's ("SDA") Annual Conference: Mr. Beckman discussed with the Board the Special District Association's Annual Conference on September 15-17, 2026. It was noted there was no interest from the Board in attending the conference.

OPERATIONS AND MAINTENANCE MATTERS

Proposal from Keesen Landscape Management, Inc. for Additional Landscape Improvements on Shaffer Parkway: The Board reviewed a proposal from Keesen Landscape Management, Inc. for additional landscape improvements on Shaffer Parkway. Following discussion, the Board determined not to move forward with the proposed improvements to the landscaping beds on Shaffer Parkway.

Proposal from Schultz Industries Inc. for Flagstaff Herbicide Application: The Board reviewed a proposal from Schultz Industries Inc. for flagstaff herbicide application.

Following discussion, upon motion duly made by Director Christensen, seconded by Director Langer and, upon vote, unanimously carried, the Board approved the proposal from Schultz Industries Inc. for flagstaff herbicide application, in the amount of $16,363.

Proposal from Schultz Industries Inc. to Mow Beauty Bands at Deer Creek Golf Trail: The Board reviewed a proposal from Schultz Industries Inc. to mow beauty bands at Deer Creek Golf Trail.

Following discussion, upon motion duly made by Director Christensen, seconded by Director Langer and, upon vote, unanimously carried, the Board approved the proposal from Schultz Industries Inc. to mow beauty bands at Deer Creek Golf Trail, in the amount of $8,611.

The Board directed Mr. Beckman to inform Keesen Landscape Management, Inc. not complete beauty band mowing or weed control and terminate the previously executed Additional Services Work Orders for such work.

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BOARD MATTERS

Director Christiansen discussed minor repairs needed to certain bridges within the Open Space and the need to repair several potholes where the pavement abuts the bridges.

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LEGAL MATTERS

Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings: Attorney Johnson reviewed with the Board a Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.

Following discussion, upon motion duly made by Director Tourney, seconded by Director Christensen and, upon vote, unanimously carried, the Board adopted the Resolution Establishing a Policy Regarding Public Comment and Appropriate Conduct at Public Meetings.

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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, September 17, 2026 at 12:00 p.m. The Board discussed the possibility of holding the meeting at 9:00 a.m. and requested that Mr. Beckman confirm the availability of Directors Burrows and Pickard.

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ADJOURNMENT There being no further business to come before the Board, upon motion duly made by Director Tourney, seconded by Director Christensen, and upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By Joe Richard (Nov 20, 2026 07:21:42 HST)
Secretary for the Meeting