

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 2

HELD
August 11, 2026

The Regular Meeting of St. Vrain Lakes Metropolitan District No. 2 was held via Zoom and
Teleconference on Tuesday, August 11, 2026, at 6:00 p.m.

ATTENDANCE

Directors in Attendance:

Carla Fairchild
Lee Johnson-Hesson
Gary Jaycox

Directors Absent but Excused:

Dr. Angelic Cole
Raymond Byrd

Also in Attendance:

Jon Wagner; WBA, P.C.
Kevin Mitts, Ronnie Kenfield, Tracie Kaminski, Travis Bailey and
Andrew Kunkel; Pinnacle Consulting Group, Inc.
Abbey Hagerman; Clinger Hagerman
Kathryn Rorer and Ashlee Garcia-Perez; Cohere
Anastasia Urban and Brett Price; District Nos. 1, 3, & 4 Board Members
Bobbi Billings; Town of Firestone
Several Members of the Public

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Mitts noted that a quorum was
present, with three out of five Directors in attendance. The Regular
Meeting of the Board of Directors of the St. Vrain Lakes Metropolitan
District No. 2 was called to order by Director Fairchild at 6:01 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr.
Wagner advised the Board that, pursuant to Colorado law, certain
disclosures might be required prior to taking official action at the meeting.
Mr. Wagner reported that disclosures for those directors that provided
WBA, PC, with notice of potential or existing conflicts of interest were
filed with the Secretary of State's Office and the Board at least 72 hours
prior to the meeting, in accordance with Colorado law. Mr. Wagner
inquired into whether members of the Board had any additional
disclosures of potential or existing conflicts of interest with regard to any
matters scheduled for discussion at the meeting. No additional
disclosures were noted.

RECORD OF PROCEEDINGS

Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Fairchilds, seconded by Director Johnson-Hesson, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to add I. Administrative Item G. Discussion Regarding 2027 Meeting Schedule.

Public Comment: There were no Public Comments received.

2025 Audit: Ms. Hagerman reviewed the 2025 Audit with the Board and answered questions. Ms. Hagerman reported that the audit will receive a clean unmodified opinion. Following review and discussion, upon a motion duly made by Director Jaycox, seconded by Director Johnson-Hesson, and upon vote, unanimously carried, it was

RESOLVED to approve the 2025 Audit, subject to a final clean version distributed to the Board for review.

ADMINISTRATIVE ITEMS

May 12, 2026, Regular Meeting Minutes & May 12, 2026, Annual Meeting Minutes: Mr. Mitts presented the May 12, 2026, Regular Meeting Minutes and the May 12, 2026, Annual Meeting Minutes to the Board. Ms. Fairchilds and Mr. Wager discussed the Conflicts of Interest language in the minutes. Following review and discussion, upon a motion duly made by Director Fairchilds, seconded by Director Johnson-Hesson, and upon vote, unanimously carried, it was

RESOLVED to approve the May 12, 2026, Regular Meeting Minutes and May 12, 2026, Annual Meeting Minutes, subject to edits and finalization of the minutes to adjust the Conflicts of Interests section as discussed.

2027 Meeting Schedule: Director Fairchilds discussed the 2027 Meeting Schedule with the Board. Director Fairchilds requested the Board consider adjusting the District No. 2 meeting schedule to one week before the District Nos. 1, 3, & 4 regular meeting. The District's consultants discussed considerations for cost comparisons and in person implementations at The Cove. Mr. Wagner noted the Annual Administrative Resolution could incorporate this change and could be approved at the November Board meeting.

Town of Firestone: Ms. Billings discussed an upcoming town election, a citizen's police academy program, a first responder training, emerald ash

RECORD OF PROCEEDINGS

beetle treatments, and provided an update regarding temporary traffic closures in the area.

DISTRICT MANAGER ITEMS

District Manager's Report: Mr. Mitts presented the District Manager's Report to the Board and Mr. Kenfield presented the Operations and Maintenance Report to the Board and answered questions regarding Operations & Maintenance ticket close out emails and tree watering.

Community Manager's Report: Ms. Rorer presented the Community Manager's Report to the Board and answered questions regarding pool chairs. Ms. Rorer introduced Ms. Garcia-Perez to the Board.

FINANCIAL ITEMS.

Financial Statements: Ms. Kaminski reviewed the Unaudited Financial Statements for the period ending June 30, 2026, with the Board. Following review and discussion, upon a motion duly made by Director Johnson-Hesson, seconded by Director Jacox, and upon vote, unanimously carried, it was

RESOLVED to accept the Unaudited Financial Statements for the period ending June 30, 2026, as presented.

LEGAL ITEMS

Committee Member Appointments: Mr. Wager discussed appointments to the Landscape Committee and the Amenities Committee with the Board. Following review and discussion, upon a motion duly made by Director Fairchilds, seconded by Director Jacox, and upon vote, unanimously carried, it was

RESOLVED to appoint Director Johnson-Hesson and Director Fairchilds to the Amenities Committee.

Following further review and discussion, upon a motion duly made by Director Fairchilds, seconded by Director Johnson-Hesson, and upon vote, unanimously carried, it was

RESOLVED to appoint Director Jaycox and Director Fairchilds to the Landscape Committee.

ADJOURNMENT

There being no further business to come before the Board, Director Fairchilds adjourned the meeting at 6:51 p.m.

Andrew Kunkel
Andrew Kunkel, Secretary for the Meeting