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

HELD
May 12, 2026

The Regular Meeting of St. Vrain Lakes Metropolitan District No. 2 was held at The Cove 12636 Lake Terrace St., Longmont, CO 80504 and via Zoom and Teleconference on Tuesday, May 12, 2026, at 6:00 p.m.

ATTENDANCE

Directors in Attendance:
Carla Fairchilds
Dr. Angelic Cole
Lee Johnson-Hesson
Gary Jaycox

Directors Absent but Excused:
Raymond Byrd

Also in Attendance:
Jon Wagner; WBA, P.C.
Kevin Mitts, Ronnie Kenfield, Tracie Kaminski, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
Kathryn Rorer and Lisa Bradley; Cohere
Lyndsey Paavilainen, Brett Price and Joe Loken; District Nos. 1, 3, & 4 Board Members
Several Members of the Public

ADMINISTRATIVE ITEMS

Declaration of Quorum/Call to Order: Mr. Mitts noted that a quorum was present, with four 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 Fairchilds at 6:02 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.

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 presented.

Public Comment: A member of the public posed questions regarding fencing in the District and Architectural Review approvals and Mr. Mitts responded.

Director Comment: Director Jaycox discussed recent work and analysis regarding water conservation in the District and discussed concerns regarding future water levels, land areas in the lake that may become exposed and potential implications for those changes.

ADMINISTRATIVE ITEMS

February 10, 2026, Regular Meeting Minutes: Mr. Mitts presented the February 10, 2026, Regular Meeting Minutes to the Board. 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 February 10, 2026, Regular Meeting Minutes, as presented.

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 median irrigation repairs, drips lines, and maintenance responsibilities for Filing 6.

Community Manager's Report: Ms. Rorer presented the Community Manager's Report to the Board and answered questions regarding turn-around times for ARC approvals, e-bikes and options for enforcement.

FINANCIAL ITEMS.

Financial Statements: Ms. Kaminski reviewed the Unaudited Financial Statements for the period ending March 31, 2026, 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 accept the Unaudited Financial Statements for the period ending March 31, 2026, as presented.

Next Steps for 2025 Audit: Ms. Kaminski provided possible next steps for completing the 2025 audit. Option 1: authorize Ms. Kaminski to Distribute the draft 2025 audit to the Board via email, file the 2025 audit by the July 31st Statutory deadline and ratify at the next regularly scheduled Board meeting. Option 2: approve the District accountant to submit an application to extend the 2025 audit filing deadline to September 30, 2026. Following review and discussion, upon a motion duly made by Director Johnson-Hesson, seconded by Director Fairchilds, and upon vote, unanimously carried, it was

RESOLVED to approve the District Accountant to submit an application to extend the 2025 Audit.

LEGAL ITEMS

Petition for Inclusion of Property: Mr. Wagner opened the public hearing on the Petition for Inclusion of Property. Mr. Wanger noted that the notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. Mr. Wagner answered questions from the public. Mr. Wagner closed the public hearing on the Petition for Inclusion of Property. Following review and discussion, upon a motion duly made by Director Johnson-Hesson, seconded by Director Jaycox, and upon vote, with Director Fairchilds abstaining, it was

RESOLVED to approve the Resolution concerning the Petition for Inclusion of Property.

DIRECTOR COMMENT

District No. 2 Board of Directors Report to District No. 1 Board of Directors: Director Jaycox discussed items the District No. 2 Board of Directors would report to District No. 1 Board of Directors.

ADJOURNMENT

There being no further business to come before the Board, Director Fairchilds adjourned the meeting at 7:27 p.m. The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Andrew Kunkel

Andrew Kunkel, Secretary for the Meeting