

RECORD OF PROCEEDINGS

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

HELD
February 10, 2026

The Regular Meeting of St. Vrain Lakes Metropolitan District No. 2 was held via Zoom and Teleconference on Tuesday, February 10, 2026, at 6:00 p.m.

ATTENDANCE

Directors in Attendance:

Carla Fairchild
Dr. Angelic Cole
Raymond Byrd
Gary Jaycox

Directors Absent but Excused:

Lee Johnson-Hesson

Also in Attendance:

Jon Wagner; WBA, P.C.
Kevin Mitts, Ronnie Kenfield, Logan Powell, Tracie Kaminski, Kent Krause and Andrew Kunkel; Pinnacle Consulting Group, Inc.
Kathryn Rorer, Lisa Bradley and Justin Nash; Cohere
Lyndsey Paavilainen 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 Fairchild at 6:03 p.m.

Director Qualifications/Disclosure of Potential Conflicts of Interest: All Board Members confirmed their qualifications to serve on the Board. Mr. Wagner advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Wagner reported that disclosures for those Board Members who provided WBA, P.C. with notice of potential or existing conflicts of interest, if any, were filed with the Colorado Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Wagner inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No

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additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

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

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

ADMINISTRATIVE ITEMS

November 18, 2025, Regular Meeting Minutes: Mr. Mitts presented the November 18, 2025, Regular Meeting Minutes to the Board. Following review and discussion, upon a motion duly made by Director Byrd, seconded by Director Fairchilds, and upon vote, unanimously carried, it was

RESOLVED to approve the November 18, 2025, 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. Powell presented the Operations and Maintenance Report to the Board.

Community Manager's Report: Ms. Rorer presented the Community Manager's Report to the Board and answered questions regarding locating Social Committee Members.

FINANCIAL ITEMS.

Financial Statements: Ms. Kaminski reviewed the unaudited Financial Statements for the period ending December 31, 2025, with the Board. Following review and discussion, upon a motion duly made by Director Jaycox, seconded by Director Cole, and upon vote, unanimously carried, it was

RESOLVED to accept the unaudited Financial Statements for the period ending December 31, 2025, as presented.

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2025
AMENDED
BUDGET HEARING

Ms. Kaminski reported that notice of the budget hearing was published on January 28, 2026, in the Longmont Times-Call, in accordance with state budget law. Upon a motion duly made by Director Byrd, seconded by Director Fairchilds, and upon vote, unanimously carried, the 2025 Amended Budget Hearing was opened. Ms. Kaminski reviewed the amended budgets and answered questions. Upon a motion duly made by Director Cole, seconded by Director Jaycox, and upon vote, unanimously carried, the 2025 Amended Budget Hearing was closed. The amended budgets for the District are as follows:

Debt Service Fund: \$4,240,464.00

Following review and discussion, upon a motion duly made by Director Cole, seconded by Director Byrd, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution to Adopt the 2025 Amended Budget and appropriate funds for St. Vrain Lakes Metropolitan District No. 2 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budget.

LEGAL ITEMS

Resolution Adopting Notice Posting Locations: Mr. Wagner presented the Resolution Adopting Notice Posting Locations to the Board. Following review and discussion, upon a motion duly made by Director Jaycox, seconded by Director Cole, and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Adopting Notice Posting Locations, as presented.

DIRECTOR
COMMENT

District No. 2 Board of Directors Report to District No. 1 Board of Directors: Mr. Mitts 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, upon motion duly made by Director Fairchilds, the meeting was adjourned at 6:26 p.m. The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting. Respectfully submitted,

Andrew Kunkel

Andrew Kunkel, Recording Secretary for the Meeting