RECORD OF PROCEEDINGS

MINUTES OF THE ANNUAL MEETING OF
ST. VRAIN LAKES METROPOLITAN DISTRICT NOS. 1-4

HELD
May 12, 2026

The Annual Meeting of St. Vrain Lakes Metropolitan District Nos. 1-4 was held at The Cove 12636 Lake Terrace St., Longmont, CO 80504 and via Zoom and Teleconference on Tuesday, May 12, 2026, at 6:30 p.m.

ATTENDANCE

Directors in Attendance:
Carla Fairchilds (District 2)
Dr. Angelic Cole (District 2)
Lee Johnson-Hesson (District 2)
Gary Jaycox (District 2)
Lyndsey Paavilainen (District 1,3,4)
Brett Price (District 1,3,4)
Joe Loken (District 1,3,4)

Directors Absent but Excused:
Raymond Byrd (District 2)
Anastasia Urban (District 1,3,4)
Neil Simpson (District 1,3,4)

Also in Attendance:
Jon Wagner; White Bear Ankele Tanaka & Waldron, P.C.
Kevin Mitts, Ronnie Kenfield, Tracie Kaminski, and Andrew Kunkel; Pinnacle Consulting Group, Inc.
Kathryn Rorer and Lisa Bradley; Cohere
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 for District Nos. 1, 3, & 4, and four out of five Directors in attendance for District No. 2. The Annual Meeting of the Boards of Directors (collectively, the "Boards") of the St. Vrain Lakes Metropolitan District Nos. 1-4 (collectively, the "District") was called to order by Director Paavilainen at 7:36 p.m.

Mr. Wagner noted that Self-Nomination forms were available in person at the meeting.

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.

ANNUAL MEETING REQUIREMENTS

Presentation regarding the status of Public Infrastructure Projects within the District: Mr. Kenfield provided a presentation regarding the status of Public Infrastructure Projects within the District.

Review of Unaudited Financial Statements as of March 31, 2026: Ms. Kaminski reviewed the Unaudited Financial Statements as of March 31, 2026, and answered questions.

Presentation regarding the status of Outstanding Bonds: Ms. Kaminski provided a presentation regarding the status of Outstanding Bonds.

Open Floor for Questions: Mr. Mitts and Mr. Wagner answered questions regarding fencing concerns in the District.

COMMUNITY & DISTRICT MANAGEMENT

Cohere & Pinnacle Consulting Group, Inc. Presentations: Ms. Rorer and Mr. Mitts presented on behalf of Cohere and Pinnacle Consulting Group, Inc.

Open Floor for Questions: Ms. Rorer and Mr. Mitts answered questions from members of the Community.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 8:37 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