RECORDINGS OF PROCEEDINGS

MINUTES OF A JOINT REGULAR MEETING OF THE BOARDS OF DIRECTORS
OF THE MIRABELLE METROPOLITAN DISTRICT
NOS. 1 AND 2 (THE "DISTRICTS")
HELD MAY 13, 2026

A joint regular meeting of the Boards of Directors of the Mirabelle Metropolitan District Nos. 1 and 2 (referred to hereafter as the "Boards") was convened on Wednesday, May 13, 2026, at 8:30 a.m. This Districts' Board meeting was held via Zoom Teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

District No. 1:
Michele Daily, President
Eric Weinstein, Vice-President
Jennifer Hepp, Treasurer
Thomas Schriefer, Secretary

Absent and Excused was Jessica McDonagh, Assistant Secretary

District No. 2:
Michele Daily, President
Wyatt Chadwick, Vice President
Rick Owens, Treasurer
Tom Burbey, Assistant Secretary

Absent and Excused was Mac Orlady, Assistant Secretary

Also, In Attendance Were:
Matt Fegan; WBA, P.C.
Ariel Fuqua, Victoria Filippi, Ben McDowell, Lane Melott and Hannah Wasson; Advance HOA Management
Sam Newman and Adam Thouvenot; BrightView
Aaron Clutter; JR Engineering
7 Members of the Public

ADMINISTRATIVE MATTERS

Call to Order: Director Miller called the meeting to order at 8:32 a.m.

Quorum/ Disclosures of Potential Conflicts of Interest: Quorums were confirmed for both Boards. The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of both Districts. Where necessary, action taken by an individual District will be reflected in these minutes. The Boards were advised that pursuant to Colorado law, certain disclosures by the Boards' members may be required prior to taking official action at the meeting. Mr. McDowell reported disclosures for those Directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda: Following discussion, upon motions duly made and seconded, the Boards unanimously approved the Agenda.

CONSENT AGENDA

Approval of Minutes of Regular Meeting held March 11, 2026, and Ratification of Proposal for March Winter Watering, and Ratification of Meter Taps 11 and 14 Fee Payments: Following discussion, upon motions duly made and seconded, the Boards unanimously approved and/or ratified, as appropriate, the Consent Agenda items.

FINANCIAL MATTERS

Consider Approval/Ratification of Payables: Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the payables as presented.

Consider Approval of Unaudited Financial Statements for period ending February 28, 2026, and March 31, 2026 (District No. 1 & 2): Ms. Filippi reviewed the Financial Statements with the Boards. Following review and discussion, upon motions duly made and seconded, the Boards unanimously accepted the Unaudited Financial Statements for the period ending February 28, 2026, and March 31, 2026.

MANAGER MATTERS

Manager's Report: Mr. McDowell presented the Manager's Report to the Directors noting key topics.

Monthly Maintenance Report from BrightView Landscape Development: Mr. Newman and Mr. Thouvenot presented the report to the Directors noting key topics and water restrictions.

Consider Approval of Proposal for Playground Maintenance Approval: Mr. McDowell reviewed the proposal. Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the Proposal for Playground Maintenance at Holiday Park.

Consider Approval of Proposal for Tree Replacement: Mr. McDowell discussed the proposal for tree replacement with the Boards. The Boards discussed the need to continue monitoring plants and trees that are currently dying or in need of replacement. Following discussion, the Boards directed management will keep track of dead and declining plant material and revisit potential replacement options in the fall. The proposal for tree replacement was not approved at this time.

Consider Approval of Litigation for Account 2478294: Mr. McDowell reviewed the account with the Board, noting that this action is the next step toward bringing the property into compliance. Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved Litigation for Account 2478294.

CONSTRUCTION MATTERS

Consider Approval of 2026 Stormwater Maintenance Contract with Clear Water Property and Resource Management: Mr. Clutter reviewed the Proposal with the Board. Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the 2026 Stormwater Maintenance Contract with Clear Water Property and Resource Management.

Consider Approval of JR Engineering Proposal for Bidding and Contractor Oversight Services for the 2026 Mirabelle District Drainage Facility Maintenance Program: Mr. Clutter reviewed the proposal with the Board. Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the JR Engineering Proposal for Bidding and Contractor Oversight Services for the 2026 Mirabelle District Drainage Facility Maintenance Program.

PUBLIC COMMENT

Comments were made regarding the landscaping behind Lake Breeze Drive.

ADJOURNMENT

With no further business, upon motions, duly made, seconded and unanimously carried, the Boards adjourned the meeting at 9:14 a.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Tom Schriefer
Thomas Schriefer (Jun 15, 2026 17:30:23 MDT)

Mirabelle MD 1 - Secretary for the Meeting

Thomas G Burbey

Mirabelle MD 2 - Secretary for the Meeting