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 FEBRUARY 11, 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, February 11, 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
Jennifer Hepp, Treasurer
Jessica McDonagh, Assistant Secretary

Thomas Schriefer and Eric Weinstein were absent and excused.

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

Also, In Attendance Were:
Trish Harris; WBA, P.C.
Ariel Fuqua, Victoria Filippi, Ben McDowell, and Hannah Wasson; Advance HOA Management
Sam Newman and Adam Thouvenot; BrightView
Dave Birt; Shea Homes
Aaron Clutter; JR Engineering
6 Members of the Public

ADMINISTRATIVE MATTERS

Call to Order: Director Miller called the meeting to order at 8:34 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 subject to the removal of item 6c, Discussion Regarding High Line Canal 2026 Planting Project and item 6d, Review Survey Results.

CONSENT AGENDA

Approval of Minutes of Regular Meeting held January 14, 2026, Adoption of Resolution Designating Meeting Posting Location, and Ratification of Agreement for Backflow Replacement with ELCI: 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 through December 31, 2025: Following discussion, upon a motion duly made by and seconded, the Board of District No. 1 unanimously approved the payables as presented.

Consider Approval of Unaudited Financial Statements for period ending December 31, 2025 (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 December 31, 2025.

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 – December: Mr. Newman and Mr. Thouvenot presented the report to the Directors noting key topics.

CONSTRUCTION MATTERS

Basketball Court Location and Construction: Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the construction of the basketball court in the location near the amphitheater.

Consider Proposal for Preventative Turf Mite Treatment: 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 Preventative Turf Mite Treatment.

Consider Proposal for Winter Watering in Streetscape 1 and Highline Canal Areas: Mr. McDowell reviewed the proposal and recommended approval for an additional winter watering. Following review and discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously approved the Proposal for Winter Watering in Streetscape 1 and Highline Canal Areas for February and approved a second winter watering in March, subject to management coordinating with one designated Board member to confirm the need for a second watering and to review moisture meter readings.

PUBLIC COMMENT

No public comment.

ADJOURNMENT

With no further business, upon motions, duly made, seconded and unanimously carried, the Boards adjourned the meeting at 9:11 a.m.

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

Respectfully submitted,

Michele Daily
Michele Daily (Aug 14, 2026 16:04:37 MDT)

Mirabelle MD 1 - Secretary for the Meeting

Michele Daily
Michele Daily (Aug 14, 2026 16:04:37 MDT)

Mirabelle MD 2 - Secretary for the Meeting