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 JANUARY 14, 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, January 14, 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 Miller, President
Eric Weinstein, Vice-President
Jennifer Hepp, Treasurer
Thomas Schriefer, Secretary
Jessica McDonagh, Assistant Secretary

District No. 2:
Michele Miller, 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
Ryan McDermed; Shea Homes
Aaron Clutter; JR Engineering
9 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 December 10, 2025, and Ratification of Proposals for Renewal of General Liability Schedule and Limits, and Consider Approval and Authorization to Bind Coverage, Renewal of Special District Association of Colorado Membership, Payment of Agency Fees for D1: 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 November 30, 2025: 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 November 30, 2025 (District No. 1 & 2): Ms. Fuqua 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 November 30, 2025.

MANAGER MATTERS

Manager's Report: Mr. McDowell presented the Manager's Report to the Directors noting key topics. He noted that the fence maintenance project for Filing 3 and Filing 4 will begin in the spring.

Monthly Maintenance Report from BrightView Landscape Development – December: Mr. Newman presented the report to the Directors noting key topics. He noted that eight backflow preventers were stolen. The Boards discussed possible options for deterrence in the future.

Discussion Regarding High Line Canal 2026 Planting Project: Mr. McDowell presented the request from High Line Canal Conservancy to meet with the Boards regarding a planting project. Following discussion, the Boards directed management to schedule a preliminary meeting with the High Line Canal Conservancy, Director Hepp, Director Owens, and Mr. Clutter. This item will be included on the agenda at the next Board meeting. No further action was taken at this time.

Review Survey Results: Mr. McDowell presented the survey results. This topic will be included on the agenda at the next Board meeting. No further action was taken at this time.

RECORDINGS OF PROCEEDINGS

PUBLIC COMMENT

Comments were made regarding the basketball court survey.

CONSTRUCTION MATTERS

Review Proposal and Consider Approval of Landscape and Park Construction Contract, Addendum to Infrastructure Acquisition and Reimbursement Agreement with Shea Homes, and Independent Contractor Agreement with JR Engineering: Mr. Clutter reviewed the proposals. Following review and discussion, upon motions duly made by Director Hepp and seconded by Director Schriefer, the Board unanimously approved the Landscape and Park Construction Contract with ELCI (subject to further discussion and decision regarding the basketball court), the Addendum to Infrastructure Acquisition and Reimbursement Agreement with Shea Homes relative to funding for the project, and an Independent Contractor Agreement with JR Engineering for construction management services related to the project.

Review Proposal and Discuss Backflow Preventer Replacements: Mr. McDowell reviewed the proposal from BrightView to replace the eight stolen backflow preventers and stated that he will file a police report and an insurance claim regarding the theft. The Boards directed management to obtain an additional bid from ELCI and to include unions in the scope. Following review and discussion, upon a motion duly made and seconded, the Boards authorized Director Weinstein and Director Chadwick to review and approve the proposals once received.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 9:34 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