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 NOVEMBER 12, 2025

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, November 12, 2025, 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 and Matt Fegan; WBA, P.C.
Sarah Esther, Victoria Filippi, Ariel Fuqua, Ben McDowell, and Hannah Wasson; Advance HOA Management
10 Members of the Public

ADMINISTRATIVE MATTERS

Call to Order: Director Miller called the meeting to order at 9:02 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 October 8, 2025, Minutes of Special Meeting Minutes October 14, 2025, Ratification of First Amendment to Independent Contractor Independent Agreement (Solstice 2022 Landscape and Irrigation Improvements: 3-Year Maintenance) between District No. 1 and Brightview Landscape Services, Ratification of the 2024 Annual Report, and Approval of Joint Amended Digital Accessibility Policy: 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 September 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 September 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 September 30, 2025.

Conduct Public Hearings on 2025 Budget Amendments; Consider Adoption of Resolutions Amending the 2025 Budgets: A 2025 Budget Amendment was not needed. No further action was taken.

Conduct Public Hearings on 2026 Budgets; Consider Adoption of Resolutions Adopting 2026 Budgets, Imposing Mill Levies and Appropriating Funds: The Public Hearings on the 2026 Budgets have been rescheduled for the December Board meeting. Director Owens requested that a budget working session be held before the next meeting. No further action was taken.

Consider Approval of Amendment to Resolution Concerning Imposition of a Residential Tap Fee: Mr. McDowell noted that the District has not yet received this and this item will be on the Agenda for the December Board meeting. No further action was taken.

Consider Approval of 2025 Audit Engagement Letters: Following review and discussion, upon motions duly made and seconded, the Boards unanimously approved the 2025 Audit Engagement Letters.

LEGAL MATTERS

Consider Approval of the 2026 Joint Annual Administrative Resolution: Ms. Harris provided an overview of the resolution. Following review and discussion, upon a motion duly made and seconded, the Boards unanimously approved the 2026 Joint Annual Administrative Resolution.

Consider Approval of Updated WBA, PC Engagement Letters Per HB25-1090: Ms. Harris provided an overview of the engagement letter. Following review and discussion, upon a motion duly made and seconded, the Boards unanimously approved the updated WBA, PC Engagement Letters Per HB25-1090.

Discuss and Review Proposals for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage and Consider Authorization of Exclusion from Workers' Compensation Coverage: Ms. Harris noted that the insurance renewals have not been received. The proposals will be presented at the December Board meeting. No further action was taken.

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 – October: There was not a BrightView representative present to give the report.

PUBLIC COMMENT

Comments were made regarding the information available on the District's website. Ms. Harris will prepare a list of documents for the Board to consider posting on the website at the December Board meeting.

EXECUTIVE SESSION

None.

ADJOURNMENT

With no further business, upon a motion, seconded and unanimously carried, the Boards adjourned the meeting at 9:37 a.m.

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

Respectfully submitted,

Jessica McDonagh

Mirabelle MD 1 - Secretary for the Meeting

Thomas G Burbey

Mirabelle MD 2 - Secretary for the Meeting