MINUTES OF A ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS OF

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT HELD MAY 19, 2026

The Organizational Meeting of the Boards of Directors (“Boards”) of the Eagle Brook Meadows Metropolitan District was held via Zoom video conference at 6:30 p.m. on Tuesday, May 19, 2026. Notice of the Organizational meeting was duly posted.

ATTENDANCE:	Directors in Attendance: Erich Menzel Roberto Ortiz Peter Sankhagowit Seth Sinning Also in Attendance Were: Deborah Early, Esq.; Icenogle Seaver Pogue, P.C. Connor DeHart and Kieyesia Conaway; Kellison Inc. (“Kellison”) Jeanne Findley, Charina Marrion, Jayme Guddeck, and Phil Woare; Members of the Public.
ADMINISTRATIVE ITEMS:	Call to Order and Declaration of Quorum: The meeting was called to order at 6:33 p.m. by Mr. DeHart. It was noted that a quorum was present, with four Directors in attendance. Qualification of Board Members/Oaths of Office and Bonds: Ms. Early presented the Qualification of Board Members/Oaths of Office and Bonds to the Board and answered questions. Director Disclosure of any potential Conflicts of Interest: Ms. Early advised that Board members are required to disclose certain potential conflicts of interest pertaining to matters scheduled for discussion at this meeting and prior to taking any official action at this meeting, as required by Colorado Law. Directors did not report any other potential conflicts of interest. Approval of Agenda: Mr. DeHart confirmed the location of the meeting and posting of meeting notices. The Boards reviewed the agenda. Director Sankhagowit made a motion to approve the agenda as presented.

Upon second of the motion by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve the agenda as presented.

Public Comment: There was no Public Comment to come before the Board.

Appointment of Director to fill Vacancy: Mr. DeHart presented Jeanne Findley as an eligible Director to fill the vacancy on the Board of Directors to the Board and answered questions. Following discussion, upon motion made by Director Ortiz, seconded by Director Sankhagowit and upon vote, unanimously carried, it was

RESOLVED to appoint Jeanne Findley to the Board of Directors.

Discuss Duties of Board, President, Secretary, and Treasurer, and Consider Election of Officers: Ms. Early presented the duties of the Board, President, Secretary, and Treasurer and Election of officers to the Board and answered questions. Following discussion, upon motion made by Director Menzel, seconded by Director Sinning and upon vote, unanimously carried, it was

RESOLVED to Elect the following positions of the Board:
Peter Sankhagowit – President
Erich Menzel – Vice President
Seth Sinning – Treasurer
Roberto Ortiz – Secretary
Jeanne Findley – Director

Governmental Immunity Memo: Ms. Early presented the Governmental Immunity Memo to the Board and answered questions.

Resolution Providing for the Defense and Indemnification of Directors and Employees of the District: Ms. Early presented the Resolution Providing for the Defense and Indemnification of Directors and Employees of the District to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Providing for the Defense and Indemnification of Directors and Employees of the District, as presented.

Engagement of Kellison for District Management and Accountant Services: Mr. DeHart presented the engagement of Kellison for District Management and Account Services to the Board and answered questions. Following discussion, upon motion made by Director Menzel, seconded by Director Ortiz and upon vote, unanimously carried, it was

RESOLVED to approve Engagement of Kellison for District Management and Accountant Services.

Engagement of Icenogle Seaver Pogue, P.C. as General Counsel for the District: Ms. Early presented the engagement of Icenogle Seaver Pogue, P.C. as General Counsel for the District to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Ortiz and upon vote, unanimously carried, it was

RESOLVED to approve engagement of Icenogle Seaver Pogue, P.C. as General Counsel for the District.

Insurance Requirements (public officials' liability, general liability, directors and officer's liability, and workers' compensation) and consider adoption of resolution to obtain coverage through the Colorado Special Districts Property and Liability Pool: Mr. DeHart presented the Insurance Requirements (public officials' liability, general liability, directors and officer's liability, and workers' compensation) and consider adoption of resolution to obtain coverage through the Colorado Special Districts Property and Liability Pool to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Ortiz and upon vote, unanimously carried, it was

RESOLVED to approve the resolution to obtain coverage through the Colorado Special Districts Property and Liability Pool.

Joining the Special District Association: Mr. DeHart presented joining the Special District Association to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Sinning and upon vote, unanimously carried, it was

RESOLVED to approve Joining the Special District Association.

Establishment of the District's Website: Mr. Dehart presented the establishment of the District's Website to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve the establishment of the District's Website.

Minutes of the February 12, 2026 Meeting: Mr. DeHart presented the Minutes of the February 12, 2026 Meeting to the Board and answered questions. Following discussion, upon motion made by Director Menzel, seconded by Director Sinning and upon vote, unanimously carried, it was

RESOLVED to approve the Minutes of the February 12, 2026 Meeting, as presented.

LEGAL ITEMS:

Administrative Matters Resolution, Including Director Fees: Ms. Early Presented the Administrative Matters Resolution, Including Director Fees to the Boards and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Sinning and upon vote, unanimously carried, it was

RESOLVED to approve the Administrative Matters Resolution, indicating that Directors will not be paid per meeting.

2026 Meeting Resolution Establishing Regular Meeting Dates, Times, and Location, and Designating Locations for Posting of 24-Hour Notice: Ms. Early presented the 2026 Meeting Resolution Establishing Regular Meeting Dates, Times, and Location, and Designating Locations for Posting of 24-Hour Notice to the Board and answered questions. Following discussion, upon motion made by Director Menzel, seconded by Director Sankhagowit and upon vote, unanimously carried, it was

RESOLVED to approve 2026 Meeting Resolution Establishing Regular Meeting Dates, Times, and Location, and Designating Locations for Posting of 24-Hour Notice, as amended to move the Annual Meeting date to September 10^{th} at 6:30.

Resolution Adopting a Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records: Ms. Early presented the Resolution Adopting a Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records to the Board and answered questions. Following discussion, upon motion made by Director Sinning, seconded by Director Ortiz and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Adopting a Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records, as presented.

Resolution Approving Data Protection Policy for Protecting and Destroying Customer Information Maintained by the District: Ms. Early presented the Resolution Approving Data Protection Policy for Protecting and Destroying Customer Information Maintained by the District to the Board and answered questions. Following discussion, upon motion made by Director Sinning, seconded by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Approving Data Protection Policy for Protecting and Destroying Customer Information Maintained by the District, as presented.

Establishing District Investment Policy: Ms. Early Presented the District Investment Policy to the Boards and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve Establishing District Investment Policy, as presented.

Technology Accessibility Statement and Adoption of an Accessibility Plan: Ms. Early presented the Technology Accessibility Statement and Adoption of an Accessibility Plan to the Board and answered questions. Following discussion, upon motion made by Director Ortiz, seconded by Director Sankhagowit and upon vote, unanimously carried, it was

RESOLVED to approve the Technology Accessibility Statement and Adoption of an Accessibility Plan, as presented.

Resolution Accepting Tract D, Eagle Broom Meadows, First Subdivision from Front Range Investment Holdings, LLC: Ms. Early presented the Resolution Accepting Tract D, Eagle Broom Meadows, First Subdivision from Front Range Investment Holdings, LLC to the Board and answered questions. Following discussion, upon motion made by Director Sinning, seconded by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve the Resolution Accepting Tract D, Eagle Broom Meadows, First Subdivision from Front Range Investment Holdings, LLC, as presented.

Operation and Maintenance Fee Resolution: Ms. Early presented the Operation and Maintenance Fee Resolution to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Sinning and upon vote, unanimously carried, it was

RESOLVED to approve the Operation and Maintenance Fee Resolution, as amended to reflect the fee being $560.00.

Acknowledgement of Discharge of Reimbursement Agreements: Ms. Early presented the Acknowledgement of Discharge of Reimbursement Agreements to the Boards and answered questions.

Acceptance of Covenant Enforcement: Ms. Early presented the Acceptance of Covenant Enforcement to the Board and answered questions. Following discussion, upon motion made by Director Menzel, seconded by Director Sinning and upon vote, unanimously carried, it was

RESOLVED to accept the Covenant Enforcement, as presented.

Covenant / Design Standard Enforcement, Fine Imposition, and Dispute Resolution Policy: Ms. Early presented the Covenant / Design Standard Enforcement, Fine Imposition, and Dispute Resolution Policy to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Sinning and upon vote, unanimously carried, it was

RESOLVED to approve the Covenant / Design Standard Enforcement, Fine Imposition, and Dispute Resolution Policy, as presented.

Appointments to the Architectural Control Committee: Ms. Early presented the Appointments to the Architectural Control Committee to the Board and answered questions. The Board approved to leave the committee as is.

DISTRICT MANAGEMENT ITEMS:

District Manager's Report: Ms. Conaway and Mr. DeHart presented the District Manager's Report to the Boards and answered questions.

Changes to Rules and Regulations / Design Guidelines: Mr. DeHart presented the Proposed Change to Rules and Regulations / Design Guideline to the Boards and answered questions. Following discussion, The Board tabled this item to the next regular meeting.

FINANCIAL ITEMS:

Execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks: Mr. DeHart presented the execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks to the Boards and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve the execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks, as presented.

Public Hearing on Proposed 2026 Budgets and Resolution to Adopt Budget and to Appropriate Sums of Money: Public hearing was published last May 15, 2026. Mr. DeHart presented the Proposed 2026 Budget and Resolution to Adopt Budget and to Appropriate Sums of Money to the Boards and answered questions.

Public hearing opened at 8:08pm, one member of the public asked if funds are 100% extra funded. Mr. Dehart noted most are in ColoTrust and explained what this is and why. closed at 8:10pm.

Following discussion, upon motion made by Director Sankhagowit seconded by Director Ortiz and upon vote, unanimously carried, it was

RESOLVED to approve the General Budget, as presented.

DIRECTOR ITEMS:

There were no Director Items to come before the Board.

OTHER MATTERS:

Director Sankhagowit asked for information regarding budgeting for watering and if there is a plan to reduce watering yet. Mr. DeHart noted that the District is on pretty tight watering restrictions and will continue to monitor with the landscaper as well as monthly reports from the City.

PUBLIC COMMENT: Jayme Guddeck asked if adding speed bumps on Segundo would be an option. Mr. DeHart noted that this is a City item and she should reach out to the City for additional information.

EXECUTIVE SESSION: Executive Session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions relating to an operation and maintenance fee and voter authorization of an operation and maintenance mill levy. Peter moved to enter into Executive Session at 8:27. All Board Members, Mr. DeHart, and Ms. Early were in attendance in the Executive Session. The Board reconvened into regular session at 8:59.

Discussion, Direction or Action to be Taken as a Result of the Executive Session: Ms. Early presented noting that Director Menzel motioned to Direct Legal Counsel to prepare a resolution to bring to the August Meeting Calling for an election to be held to ask for voter approval to establish an Operations and Maintenance Mill Levy. Seconded by Director Sankhagowit and upon vote, unanimously carried, it was

RESOLVED to approve Legal Counsel to prepare a resolution to bring to the August Meeting Calling for an election to be held to ask for voter approval to establish an Operations and Maintenance Mill Levy.

ADJOURNMENT: There being no further business to come before the Board at this time, the meeting was adjourned at 9:01 p.m.

Respectfully submitted,

By Kieyesia Conaway

Kieyesia Conaway
Recording Secretary for the Meeting