

MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
ORCHARD FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)  
HELD  
February 4, 2026

A regular meeting of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the “Board”) was convened on February 4, 2026, at 5:00 p.m. This District Board meeting was held via Zoom Video Conference. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Randy Stutz, President  
Brian McNelly, Secretary  
John King, Treasurer  
Ed Passini, Assistant Secretary

Nate Watkins, Assistant Secretary, was absent and excused.

Also, in attendance were:

Celeste Terrell, Rachel Alles, Ben Maestas, and CJ Cook; CliftonLarsonAllen LLP (“CLA”)  
Megan Murphy, Esq.; WBA, PC (“WBA”)  
Susie Ellis; Covenant Enforcement Community Management  
Jeremy Wagner; Jeremy Jobs LLC  
Alex Graves; Flock Safety  
Alan Goff, Tiffany Goff, Luke Storm and other members of the public.

ADMINISTRATIVE MATTERS

**Call to Order:**

Ms. Terrell called the meeting to order.

**Quorum and Reaffirmation of Disclosures:**

A quorum of the Board was confirmed. Attorney Murphy reported that disclosures for those Directors that provided WBA with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Murphy inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

### **Agenda:**

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Passini and, upon vote, unanimously carried, the Board approved the agenda, as presented.

### **Public Comment:**

A member of the public addressed the Board regarding the developer staining the back fence on the Steele Street path. Discussion ensued.

A member of the public addressed the Board regarding whether a fine hearing will be scheduled for their violation and also addressed the Board regarding clarification on the decision regarding the installation of Flock cameras. Ms. Ellis noted a fine hearing was not scheduled. The fines were imposed for the fencing issue, and Ms. Ellis will provide them with a more detailed explanation after the meeting. Director McNelly clarified that the Board will be discussing additional details with Flock before proceeding with the installation of Flock cameras. Discussion ensued.

## **CONSENT AGENDA**

The Board reviewed the Consent Agenda. Following review and discussion, upon a motion duly made by Director Stutz, seconded by Director McNelly and, upon vote, unanimously carried, the Board approved and ratified approval of the Consent Agenda items.

- November 19, 2025 Fine Hearing Minutes (1), November 19, 2025 Fine Hearing Minutes (2), November 19, 2025 Fine Hearing Minutes (3), November 19, 2025 Fine Hearing Minutes (4), November 19, 2025 Work Session Minutes, December 3, 2025 Board Meeting Minutes, and January 14, 2026 Work Session Minutes
- Claims Payable in the amount of \$ 175,098.66
- Resolution Designating Meeting Notice Posting Location
- Independent Contract Agreement with Standard Fence Company for Fence Repair Services in the amount of \$26,850
- Special District Disclosure Notice Pursuant to § 32-1-809, C.R.S.

## **FACILITIES MANAGEMENT / DISTRICT OPERATIONS**

### **District Manager's Report:**

Ms. Terrell provided an update to the Board noting that CLA has been working on finalizing the design guidelines and facilitating fence repairs as a result of the car accident in November. An insurance claim was filed for that incident, and payment was made to the District for the repair and landscaping work.

## **Committee Reports:**

### Social Committee:

Director Stutz provided an update to the Board noting that all events have been scheduled for the year.

### Landscaping Committee:

Director Stutz and Mr. Wagner provided an update to the Board and noted that landscape enhancements will be presented for approval at the next meeting for installation in the spring.

### Advisory Committee:

#### Design Guidelines:

Ms. Terrell reviewed the Design Guidelines with the Board. CLA will work with Director Stutz to update the design of the document before final posting. Discussion ensued regarding soliciting resident feedback and house paint guidelines.

The Board directed CLA to post the document with a draft watermark on the website for 30 days for residents to review and provide feedback by March 15, 2026 via a shared email inbox to the Board. The Board will review and consider final action at the April Board meeting.

#### Compliance Inspection Dates:

The Board discussed compliance inspection dates and determined that if a notice is given regarding a dead tree after September 1st they have until June 1st to install a replacement tree. No fines will be assessed between October 31st through May 1st. If notice is given prior to September 1st they have until October 31st to install a replacement tree.

The Board directed CLA to update the compliance dates in the Design Guidelines accordingly after the resident feedback period has concluded.

#### Advisory Committee Members:

Ms. Terrell noted that the District's insurance policy was updated with all five committee members.

## **Covenant Enforcement Report:**

Ms. Ellis reviewed the Covenant Enforcement Report with the Board. Discussion ensued. No action was taken.

## LEGAL MATTERS

### **Resolution Regarding Acceptance of Public Improvements (Portion of Tract B, Tracts C and G):**

Director Stutz updated the Board noting that he has not heard from Lennar regarding his negotiations. Attorney Murphy noted she and Director Stutz continue to work on resolving the issue. Discussion ensued.

## FINANCIAL MATTERS

### **December 31, 2025 Unaudited Financial Statements and Schedule of Cash Position:**

Mr. Cook reviewed the financial statements and schedule of cash position with the Board. Following discussion, upon a motion duly made by Director King, seconded by Director Passini and, upon vote, unanimously carried, the Board accepted the December 31, 2025 Unaudited Financial Statements and Schedule of Cash Position, as presented.

## DIRECTORS' MATTERS

### **Flock Camera Communication to Community:**

Ms. Terrell updated the Board on the communication to the community regarding Flock Safety cameras. Director McNelly noted he and Director Passini will review and provide feedback on the communication. Discussion ensued, and Director Stutz noted he will provide an updated map reflecting a general percentage of votes as opposed to specific residences to be included in the communication. The Board directed CLA to distribute an updated communication to the Board for review once all the items discussed are provided by the Board.

### **Painting Mail Covers:**

Director Stutz reviewed the painting of mail covers with the Board. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Passini and, upon vote, unanimously carried, the Board directed Director Stutz to solicit a bid for painting the five mailboxes.

## MANAGER MATTERS

### **Proposal from Rocky Mountain Playground Services for Playground Repairs in the Amount of \$ 16,549.57:**

Ms. Terrell reviewed the proposal with the Board. Discussion ensued regarding itemization of shipping and freight. Following discussion, upon a motion duly made, seconded and, upon vote, unanimously carried, the Board approved the proposal in an amount not to exceed \$16,000 and authorized Ms. Terrell to negotiate a reduced price.

OTHER BUSINESS

**Quorum for April 1, 2026 Meeting:**

A quorum was confirmed for the April 1, 2026 meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director McNelly, seconded by Director Passini and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_

Secretary for the Meeting