

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
ORCHARD FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
APRIL 1, 2026

A regular meeting of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the “Board”) was convened on April 1, 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
Nate Watkins, Assistant Secretary
Ed Passini, Assistant Secretary

Also, in attendance were:

Celeste Terrell, Lindsay Ross, and Ben Maestas; CliftonLarsonAllen LLP (“CLA”)
Megan Murphy, Esq.; WBA, PC (“WBA”)
Jeremy Wagner; Jeremy Jobs LLC
Alan Goff, Tiffany Goff, and other members of the public.

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 5:01 p.m.

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. Director McNelly stated that he contracted with Jeremy Jobs LLC to perform non-District work, and that work has been completed. 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 Stutz and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Public Comment:

Mr. Alan Goff addressed the Board regarding communication from the City regarding watering restrictions residents and inquired about park watering in relation to the current water shortage. Mr. Wagner commented that the park irrigation system briefly turned on and tested to check if any repairs were needed prior to proceeding with the full activation of the irrigation system.

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.

- February 4, 2026 Regular Meeting Minutes
- Claims Payable in the amount of \$ 266,899.72

FACILITIES MANAGEMENT / DISTRICT OPERATIONS

Design Guidelines:

Comments Received on Draft Design Guidelines:

Ms. Terrell asked the Board if they have received any comments from residents regarding the new design guidelines. Director McNelly and Director Passini commented that they have not received any feedback from residents and suggested moving forward with the design guidelines. Director Stutz noted necessary changes can be made in the future as they arise.

Design Guidelines:

Following discussion, upon a motion duly made by Director Stutz, seconded by Director Passini and, upon vote, unanimously carried, the Board approved the amended Design Guidelines, as last submitted.

Proposal for Landscape Enhancements:

Mr. Wagner reviewed the proposal with the Board. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Stutz and, upon vote, unanimously carried, the Board approved the proposal from WOW Landscaping by Jeremy Jobs for landscape enhancements for walking path refresh in the amount of \$6,341.16 and the proposal for York Refresh 161st to 163rd in the amount of \$10,934.82

The Board discussed damages caused by utility companies and the benefits of becoming a member of Colorado 811. Attorney Murphy will confirm if Orchard Farms Metropolitan District is already a member. Following discussion, upon a motion duly made by Director King, seconded by Director Stutz and, upon vote, unanimously carried, the Board approved the Colorado 811 Membership in an amount not to exceed \$150.00 per year for utility locate notifications, if the District is not already a member.

Rescind Approval of Proposal from Rocky Mountain Playground for Playground Repairs:

Ms. Terrell provided an update on the proposal to the Board. Following discussion, upon a motion duly made by Director Stutz, seconded by Director McNelly and, upon vote, unanimously carried, the Board rescinded approval of the proposal from Rocky Mountain Playground for playground repairs.

Proposal from Jeremy Jobs, LLC for Playground Repairs:

Mr. Wagner and Ms. Terrell reviewed the proposal with the Board. The Board asked about insurance liability. Following discussion, upon a motion duly made by Director Stutz, seconded by Director McNelly and, upon vote, unanimously carried, the Board ratified approval of proposal from Jeremy Jobs, LLC for playground repairs.

LEGAL MATTERS

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

Attorney Murphy and Director Stutz presented the drainage area information to the Board, noting that the drainage areas may be impacted by cattle. Attorney Murphy and Director Stutz stated that they met with the City regarding the issue and the City is investigating the drainage improvements located to the east of the community. Director Stutz commented that damage has already occurred and remains an issue for water flow. He further commented that a plan is being put together on how to relocate cattle between fields. Discussion ensued between Mr. Wagner and the Board regarding concrete drain pans. No action was taken.

FINANCIAL MATTERS

February 28, 2026 Unaudited Financial Statements and Schedule of Cash Position:

Ms. Ross presented the financial statements and schedule of cash position to the Board. Following discussion, upon a motion duly made by Director King, seconded by Director Stutz and, upon vote, unanimously carried, the Board accepted the February 28, 2026 Unaudited Financial Statements and Schedule of Cash Position, as presented.

DIRECTORS' MATTERS

Flock Camera Communication to Community:

Director Stutz reported he has updated the maps as requested at the previous Board meeting. Director McNelly stated he will send the letter he and Director Passini drafted to CLA for execution. Once both letters have been received by CLA, CLA will post them to the Districts website in the documents section. The Board engaged in discussion on recent court opinions related to Flock Cameras.

Proposals for Painting Mail Covers:

Ms. Terrell reviewed the proposal received by Director Stutz in the amount of \$5,200. Director Stutz stated that wood damage to the underside of the pavilion could get worse if repainting is postponed any further. Director McNelly and Ms. Ross discussed what funds from the budget would be used for this expense. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Stutz and, upon vote, unanimously carried, the Board approved painting the underside of the park gazebo in the amount of \$2,200.00, and not to exceed \$2,700.00, and tabled the mailbox painting improvement in the amount of \$3,000.00 for a later date.

MANAGER MATTERS

CINC Option for Park Pavilion Reservation:

Mr. Maestas presented the park pavilion reservation system on CINC to the Board. Director Watkins asked about the park watering schedule and potential interference with resident gatherings to which Mr. Wagner responded. Discussion ensued regarding the watering schedule and application fee. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Stutz and, upon vote, unanimously carried, the Board authorize Director Stutz to pay a watering application fee to the City of Thornton in an amount not to exceed up to \$600.00, and directed CLA to post the CINC option to submit reservation applications as well as the watering schedule to the District website, upon receipt from Mr. Wagner.

OTHER BUSINESS

Quorum for June 3rd, 2026 Meeting:

A quorum was confirmed for the June 3rd, 2026 meeting.

Design Guidelines Clean Up Request:

Director Stutz commented on the status of cleaning up design guidelines and potentially having his wife execute the task and charge for that time. Attorney Murphy mentioned that her firm does that free of charge. Director McNelly mentioned potentially revisiting this later if additional work needs to be done after WBA completes their clean-up work on the guidelines. The Board requested that Director Stutz provide her charge rate for consideration.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Stutz, seconded by Director King and, upon vote, unanimously carried, the meeting was adjourned at 6:42 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting