

MINUTES OF A WORK SESSION OF
THE BOARD OF DIRECTORS OF THE
ORCHARD FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
January 14, 2026

A work session of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the “Board”) was convened on January 14, 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
John King, Treasurer
Ed Passini, Assistant Secretary

Brian McNelly, Secretary, and Nate Watkins, Assistant Secretary were absent and excused.

Also, in attendance were:

Celeste Terrell, Rachel Alles and Ben Maestas; CliftonLarsonAllen LLP (“CLA”)
Megan Murphy, Esq.; WBA, PC (“WBA”)
Susie Ellis; Covenant Enforcement Community Management

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 Passini, seconded by Director Stutz and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Public Comment:

There was no public comment.

FACILITIES MANAGEMENT / DISTRICT OPERATIONS

Amended and Restated Design Guidelines:

The Board reviewed and made recommendations for changes to the Amended and Restated Design Guidelines. Ms. Terrell noted that CLA will update the document with all recommended changes and add the appropriate exhibits to distribute the final version to the Board for consideration at the February meeting. Discussion ensued. No action was taken.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Ms. Terrell adjourned the meeting.

Respectfully submitted,

By _____

Secretary for the Meeting