MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SCOTT GULCH METROPOLITAN DISTRICT HELD APRIL 16, 2026

A regular meeting of the Board of Directors of The Scott Gulch Metropolitan District (the "**District**") was convened on Thursday, the 16th day of April, 2026 at 2:00 p.m. This District Board Meeting was held via Zoom. The meeting was open to the public via Zoom.

Directors In Attendance Were:
Ben Both, President
Tim Westbrook, Treasurer
Chris Osler, Secretary
Denise Hogenes, Assistant Secretary

Also In Attendance Were:
Peggy Ripko; Special District Management Services, Inc. ("**SDMS**"), District Manager;

Megan J. Murphy, Esq., Matt R. Fegan, Esq.; WBA, PC, District General Counsel;

Eric Weaver and Avery Weaver; Marchetti & Weaver, District Accountant;

Rhiannon Freeman, Allister Banks and Jordan Honea; Toll Brothers;

Michael Wolfersperger; IDES; and

Rock Earle and Josh Welch; Homeowners

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Ms. Ripko advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Ripko reported that disclosures for those directors that provided WBA, PC 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. Ms. Ripko 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.

PUBLIC COMMENT

There were no public comments.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko distributed the Agenda for the Board's review and approval.

Following discussion, upon motion, duly made by Director Both and seconded by Director Hogenes and, upon vote, unanimously carried, the Board approved the Agenda as amended to add the 2025 Audit.

Confirm Quorum, Approve the Agenda, Location of the Meeting and Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion, duly made by Director Both and seconded by Director Hogenes and, upon vote, unanimously carried, the Board determined this District Board meeting was held by Zoom. The Board further noted that notice of this meeting and conference/video access was duly posted on the District website.

Approval of the January 15, 2026 Regular Meeting Minutes: The Board reviewed the Minutes of the January 15, 2026 Regular Meeting.

Following discussion, upon motion, duly made by Director Hogenes and seconded by Director Both and, upon vote, unanimously carried, the Board approved the Minutes of the January 15, 2026 Regular Meeting.

Appointing Rhiannon Freeman as Representative for the District from Toll Brothers: The Board engaged in general discussion regarding the appointment of Rhiannon Freeman to the Board of Directors. Following discussion, upon motion, duly made by Director Westbrook and seconded by Director Hogenes and, upon vote, unanimously carried, the Board appointed Rhiannon Freeman to the Board of Directors.

FINANCIAL MATTERS

Claims: The Board reviewed the payment of claims.

Following discussion, upon motion, duly made by Director Westbrook, seconded by Director Hogenes and, upon vote, unanimously carried, the Board approved the payment of claims.

Unaudited Financial Statements: The Board reviewed the unaudited financial statements through the period ending March 31, 2026.

Following discussion, upon motion, duly made by Director Westbrook, seconded by Director Osler and, upon vote, unanimously carried, the Board approved the unaudited financial statements through the period ending March 31, 2026.

2025 Audit: The Board reviewed the 2025 Audit.

Following discussion, upon motion, duly made by Director Osler, seconded by Director Westbrook and, upon vote, unanimously carried, the Board approved the 2025 Audit and authorized execution of Auditor Engagement Letter, subject to final legal review.

LEGAL MATTERS

Independent Contractor Agreement with Hall Contracting, LLC d/b/a HALL LANDSCAPE CONTRACTORS: Ms. Murphy presented the Independent Contractor Agreement to the Board. The Board reviewed the Independent Contractor Agreement with Hall Contracting, LLC d/b/a HALL LANDSCAPE CONTRACTORS for Landscape Maintenance Services.

Following discussion, upon motion, duly made by Director Hogenes, seconded by Director Westbrook and, upon vote, unanimously carried, the Board approved the Independent Contractor Agreement.

Resolution Regarding Acquisition of Public Infrastructure Pursuant to Infrastructure Acquisition and Reimbursement Agreement: Ms. Murphy and Mr. Wolfersperger presented the Resolution Regarding Acquisition of Public Infrastructure to the Board. The Board reviewed the Resolution Regarding Acquisition of Public Infrastructure Pursuant to Infrastructure Acquisition and Reimbursement Agreement.

Following discussion, upon motion, duly made by Director Westbrook, seconded by Director Hogenes and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Acquisition of Public Infrastructure Pursuant to Infrastructure Acquisition and Reimbursement Agreement, subject to completion of punchlist.

Proposal from Altitude Community Law: Ms. Ripko prsented the Proposal from Altitude Community Law to the Board. The Board reviewed the proposal from Altitude Community Law as collections counsel for the District.

Following discussion, upon motion, duly made by Director Hogenes, seconded by Director Westbrook and, upon vote, unanimously carried, the Board approved the Proposal from Altitude Community Law for collections counsel services for the District. .

OPERATIONS MATTERS

Infrastructure Acquisition Report No. 2 from Independent District Engineering Services ("IDES"): The Board reviewed the Infrastructure Acquisition Report No. 2 from IDES.

Following discussion, upon motion, duly made by Director Westbrook, seconded by Director Hogenes and, upon vote, unanimously carried, the Board approved the Infrastructure Acquisition Report No. 2 from IDES, subject to completion of punchlist.

OTHER BUSINESS

Ms. Ripko provided information for new homeowners regarding communication from the District. No action was taken.

ADJOURNMENT

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

Respectfully submitted,

By Clark D Reid
Secretary for the Meeting