MINUTES OF SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT
HELD THURSDAY, OCTOBER 16, 2025
VIA TELECONFERENCE

The special meeting of the Board of Directors of Weems Neighborhood Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Kent Pendersen, President
Debra Hessler, Treasurer/Secretary
Jonathan B. Beckwitt, Assistant Secretary
Amanda Guerriero, Assistant Secretary

Director Thornbloom was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Robert G. Rogers, Esq. and Audrey G. Johnson. Esq., WBA, PC, Attorneys at Law, District General Counsel; Jordan Wells, MSI, LLC, District Manager; Misty Raup, CliftonLarsonAllen, District Accountant; and various members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order.

Conflict of Interest Disclosures

Mr. Rogers advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rogers 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. Mr. Rogers 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.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comments

None.

Consent Agenda

Mr. Rogers reviewed the items on the consent agenda with the Board. Mr. Rogers advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- August 5, 2025 Special and Annual Meeting Minutes
- Payment of Claims as of October 16, 2025
- Financial Statements as of August 31, 2025
- 2026 Heatherly Creative Proposal for Website Maintenance and Accessibility Services
- Joint Resolution Adopting an Amended and Restated Digital Accessibility Policy and Designating a Compliance Officer
- Renewal of Property and Liability Schedule and Limits and SDA Membership for 2026
- First Amendment to Funding and Reimbursement Agreement (Operations and Maintenance) with Lennar Colorado, LLC

Development Matters

Discuss Development and Construction Updates – Mr. Rogers reported on updates to the development and construction, noting that Phase 1 is complete, Filing No. 2 is progressing through the platting process, and limited progress is expected on the north side while plat approval is pending.

Legal Matters

Discuss Status of Cost Acceptance (Report # 1) – Mr. Rogers engaged in a general discussion regarding the Cost Acceptance for Report #1 with the Board, noting that a few items are being finalized by the District Engineer.

Consider Adoption of 2026 Annual Administrative Resolution, Regular Meetings to be Held on the Third Thursday of May and October, 2026, at 11:00 a.m. – Mr Rogers presented the 2026 Annual Administrative Resolution to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board adopted the Resolution.

Financial Matters

Conduct Public Hearing on 2025 Budget Amendment and Consider Adoption of Resolution Amending 2025 Budget – Mr. Pedersen opened the public hearing on the 2025 Budget Amendment. Mr. Pedersen noted that the notice of public hearing was provided in accordance with Colorado law. There were no written objections received prior to the meeting. Members of the public asked questions regarding the government accounting process. Ms. Raup presented the Amended Budget to the Board. Following discussion, the hearing was closed. Mr. Rogers reviewed the Resolution Amending the 2025 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution, amending the General Fund to $190,000.

Conduct Public Hearing on 2026 Budget and Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year – Mr. Pedersen opened the public hearing on the proposed 2026 Budget. Mr. Pedersen noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. Ms. Raup presented the Amended Budget to the Board. There being no public comment, the hearing was closed. Mr. Rogers reviewed the 2026 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution adopting the 2026 Budget, appropriating funds therefor and certifying mills for the general fund, and mills for the debt service fund, subject to receipt of final assessed valuation.

Approval of Statement of Work with CliftonLarsonAllen LLP for 2024 and 2025 Accounting & Advisory Services – Ms. Raup presented the statement of work with CliftonLarsonAllen LLP for 2024 and 2025 accounting and advisory services. Following discussion, upon a motion duly made and seconded, the Board approved the Statement of Work.

Discuss Engagement of Auditor for 2025 Audit – The Board engaged in a general discussion regarding the 2025 Audit. Following discussion, the Board delegated authority to Mr. Pedersen and Ms. Guerriero to engage an auditor for the 2025 audit.

Management Matters

Approval of Independent Contractor Agreement with Valor Landscape for Fertilization, Weed, Insect Control Services – Mr. Wells presented the independent contractor agreement with Valor Landscape for fertilization, weed and insect control services to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement.

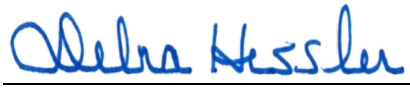
Other Business

Next Regular Meeting – May 21, 2026 at 11:00 a.m.

Adjourn

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.



Secretary for the Meeting

The foregoing minutes were approved on the 21st day of May 2026.