MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
ORCHARD FARMS METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JUNE 3, 2026

A regular meeting of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the "Board") was convened on June 3, 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, Brittany Cosby, Susie Ellis, 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.

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:

There was no public comment.

CONSENT AGENDA

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

- April 1, 2026 Regular Meeting Minutes
- Claims Payable in the amount of $53,898.55

FACILITIES MANAGEMENT / DISTRICT OPERATIONS

District Manager's Report:

Ms. Terrell presented the District Management Report to the Board, noting that a membership application to 811 has been submitted. Discussion ensued regarding adding Barracuda email filtering. Board noted that the spam emails have slowed down, and will revisit email filtering at a later time if needed. No action was taken by the Board.

Committee Reports:

Social Committee:

Director Watkins presented updates of the Social Committee to the Board, stating the first couple of events have taken place. Discussion ensued regarding debit card issues and banking. No action was taken.

Landscaping Committee:

Director Stutz presented the watering updates to the Board. Discussion ensued regarding grease dumping from food trucks. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved Orchard Farms Metropolitan District to pay the $250 grease cleanup and seek reimbursement from food truck owners if they are unwilling to initially cover the $250.

Advisory Committee:

None.

Covenant Enforcement Report:

Ms. Ellis presented the Covenant Enforcement Report to the Board, requesting direction regarding specific residents' lawns. Ms. Ellis will email the Board photos of lawns for their review. No action was taken.

LEGAL MATTERS

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

Attorney Murphy and Director Stutz presented to the Board. Director Stutz suggested rescinding the District's prior agreement with Lennar. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Stutz and, upon vote, unanimously carried, the Board voted to rescind the District's prior acceptance of Lennar's offer for a cash-in-lieu payment.

November 2026 5.25% Limitation Election:

Attorney Murphy presented an update on the November 2026 5.25% Limitation Election to the Board. Ms. Ross clarified the parameters of the 5.25% and its potential effect on the District. Following discussion, upon a motion duly made by Director McNelly, seconded by Director Stutz and, upon vote, unanimously carried, the Board voted not to refer the November 2026 5.25% Limitation Election question to the November 2026 ballot.

FINANCIAL MATTERS

March 31, 2026 Unaudited Financial Statements and Schedule of Cash Position:

Ms. Ross presented the March 31, 2026 Unaudited Financial Statements and Schedule of Cash Position to the Board. Following discussion, upon a motion duly made by Director King, seconded by Director McNelly and, upon vote, unanimously carried, the Board accepted the March 31, 2026 Unaudited Financial Statements and Schedule of Cash Position, as presented.

2025 Audit:

Ms. Ross presented the 2025 Audit to the Board. Director McNelly had accounting questions for Ms. Ross to which she answered. Following discussion, upon a motion duly made by Director McNelly, seconded by Director King and, upon vote, unanimously carried, the Board accepted the 2025 Audit, subject to final legal review and unmodified opinion, from the auditor, and directed staff to file with all appropriate entities by the statutory deadline.

DIRECTORS' MATTERS

2401 E 163rd Place Construction:

The Board discussed what action to potentially take regarding 2401 E 163rd Place construction, that was destroyed in a fire two years ago. Following discussion, the Board directed Ms. Ellis to send a compliance letter regarding weeds and requested that CLA send a letter to the homeowners asking for an update on the reconstructing of the home. The Board requested CLA to draft the letter with a 30-day response window. No further action was taken by the Board.

Fence Staining Proposal from USA Fence and Deck in the Amount of $17,185.00:

Director Stutz presented the proposal from USA Fence and Deck to the Board. Following discussion, upon a motion duly made by Director Stutz, seconded by Director McNelly and, upon vote, unanimously carried, the Board approved the fence staining proposal from USA Fence and Deck in the amount of $17,185.00, as presented.

MANAGER MATTERS

None.

OTHER BUSINESS

Quorum for Augus 5th, 2026 Meeting:

A quorum was confirmed for the in-person meeting at the Park Pavilion on August 5, 2026.

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 6:31 p.m.

Respectfully submitted,

By ______________________________

Secretary for the Meeting