

MINUTES OF A WORK SESSION OF
THE BOARD OF DIRECTORS OF THE
ORCHARD FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
October 6, 2025

A work session of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the “Board”) was convened on October 6, 2025, 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
Ed Passini, Assistant Secretary

Nate Watkins, Assistant Secretary was absent.

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
Mary Passini; Member of the Public

ADMINISTRATIVE MATTERS

Call to Order:

Ms. Terrell called the meeting to order at 5:03 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. 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 King, seconded by Director Passini 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 discussed further changes to the design guidelines.

The Board discussed holiday decorations and lighting guidelines, focusing on the distinction between permanent and temporary lighting, the difference between major and minor holidays and the timing of holiday decorations. Ms. Ellis explained that the current policy allows for subjective enforcement and recommends defining major and minor holidays to create clear, enforceable guidelines. The Board also determined to exclude patio lighting from enforcement, acknowledging that ambient lighting is difficult to regulate consistently.

The Board discussed sign regulations, focusing on political signs and other temporary signs. Attorney Murphy explained that political signs advocating for specific candidates or ballot measures have different protections under the First Amendment than other types of signs that may be more easily restricted. The Board agreed to allow two political signs per political office, with a maximum size of 36x48 inches. The Board discussed regulations related to temporary signs, agreeing to limit commercial and advertising signs to 30 days.

The Board discussed skylights, residential structures and accessories. The Board determined to remove restrictions on sky lights. The Board agreed to modify language about solar panels, deciding to state a preference for flat installation while allowing exceptions if a contractor demonstrates a need for different angles.

The Board discussed trash container storage rules, agreeing to set a requirement for proper storage by the next business day after pickup rather than 24 hours, to ensure enforcement aligns with Ms. Ellis's schedule.

The Board clarified that tree lawns, maintained by the district between sidewalks and streets, should state that property owners are not responsible for maintenance, and the Board determined to prohibit any alterations to the plant material in these areas.

The Board reviewed weathervanes, wind electric generators, and window replacements. They agreed to limit weathervanes to one per unit and removed the requirement for window grids, allowing for same-style window replacements without approval for maintenance purposes.

The Board will address the remaining sections at the next work session to be scheduled prior to the December Board meeting. No action was taken.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 7:03 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting