MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
ORCHARD FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
AUGUST 5, 2026

A regular meeting of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the “Board”) was convened on August 5, 2026, at 5:00 p.m. This District Board meeting was held in person at the Pavilion in the Park at 16120 Columbine Street, Thornton, Colorado, 80602. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Randy Stutz, President
John King, Treasurer
Nate Watkins, Assistant Secretary
Ed Passini, Assistant Secretary

Brian McNelly, Secretary, was absent and excused

Also, in attendance were:

Alexander Clem, Ben Maestas, and Lindsay Ross; CliftonLarsonAllen LLP (“CLA”)
Megan Murphy, Esq.; WBA, PC (“WBA”)
Jeremy Wagner; Jeremy Jobs LLC
David Wallington, Susie Ellis, Stephen Brooks, Mike Berthelot, Donna Eversman, Judy Absalon, Alan Goff, Joseph Dreaden, Kevin Rothwell, Taylor Nolen, and Angel Wagner; members of the public.

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order at 5:29 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.

Upon a motion duly made by Director King, seconded by Director Stutz and, upon vote, unanimously carried, the Board excused the absence of Director McNelly.

Agenda:

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Watkins, seconded by Director Stutz and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Public Comment:

A resident requested that a weed problem be taken care of.

Another resident had a question regarding the District's involvement in the leases of solar panels on many of the homes within the community, as some solar panels are not producing enough energy. Director Stutz commented on the residents' questions providing some information and clarification. Attorney Murphy responded that they are private contracts between the homeowner and the solar panel company.

A resident had a question regarding covenant enforcement and suggested that the act of reporting neighbors anonymously should be removed. Ms. Ellis responded that when she receives a complain, she adds the complaint to the items to investigate, then noted that the covenant enforcement process does not start until a complaint is substantiated during a site visit by Ms. Ellis.

Discussion ensued between Director Stutz, Ms. Ellis, and members of public regarding the covenants.

Another resident had a question regarding who owns the sidewalks. Director Stutz replied that they are owned by the City and after the City accepts them.

Following discussion, upon a motion duly made by Director King, seconded by Director Watkins and, upon vote, unanimously carried, the Board agreed to close the public comment.

CONSENT AGENDA

The Board reviewed the Consent Agenda. Following review and discussion, upon a motion duly made by Director King, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved and ratified approval of the Consent Agenda items, noting that the Drainage Channel Maintenance Agreement was approved subject to final legal review.

- June 3, 2026 Regular Meeting Minutes
- Claims payable in the amount of $134,347.44
- Ratification of Drainage Channel Maintenance Agreement

- Ratification of Updated Residential Improvement Guidelines and Site Restrictions
- Ratification of 2025 Audit

Following review and discussion, upon a motion duly made by Director King, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved the consent agenda and the Drainage Channel Maintenance Agreement, subject to final legal review.

FACILITIES MANAGEMENT / DISTRICT OPERATIONS

None.

LEGAL MATTERS

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

Attorney Murphy presented the updates to the Board and members of public, noting the current status with Lennar. Director Stutz commented on specific details and locations for Tracts B, C and G. Discussion ensued. No action was taken.

FINANCIAL MATTERS

June 30, 2026 Unaudited Financial Statements and Schedule of Cash Position:

Ms. Ross presented the June 30, 2026 Unaudited Financial Statements and Schedule of Cash Position to the Board and members of the public. Following discussion, upon a motion duly made by Director Passini, seconded by Director Watkins and, upon vote, unanimously carried, the Board accepted the June 30, 2026 Unaudited Financial Statements and Schedule of Cash Position, as presented.

DIRECTORS' MATTERS

2401 E 163rd Place Construction:

Director King and Director Stutz presented the updates to the Board and members of public, noting that it is currently in process. No action was taken.

Park Reservation Form Revisions:

Director Stutz presented the updates of the Park Reservation Form to the Board and members of the public, noting that he and Ms. Terrell have created a rough draft of the reservation form for organized sports to be held in the park. Director King stated his concerns regarding insurance and basic rules to protect Orchard Farms Metropolitan District from liabilities. Attorney Murphy questioned if the Board would like to charge for this service. Director King stated if they were not a resident, then there would have to be a fee charged to use the park. The Board agreed to one booking or rental at a time for the park. Director King stated that no bookings for businesses shall be approved in the park.

Discussion ensued.

Following discussion, upon a motion duly made by Director Stutz, seconded by Director King and, upon vote, unanimously carried, the Board approved the new reservation form, subject to, final review from Director Stutz and legal counsel.

Painting Guidelines for Sheds:

Ms. Ellis asked the Board of Directors if the homeowner sheds should compliment the paint color scheme of the houses. Discussion ensued, and multiple Board members stated their opinions. The Board agreed to leave the shed painting design guidelines as they are.

MANAGER MATTERS

None.

OTHER BUSINESS

Director Passini stated that he will be moving in the next few months and suggested that things be put into motion for another individual to replace him. Attorney Murphy stated that the Board can appoint someone for four (4) months or wait until the election period if they did not want to have a vacancy. Discussion ensued, and Attorney Murphy advised Director Passini on the steps to take when he wishes to resign.

Confirm quorum for October 7th, 2026 meeting:

This item was not discussed.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director King, seconded by Director Passini and, upon vote, unanimously carried, the meeting was adjourned at 6:57 p.m.

Respectfully submitted,

By ______________________________

Secretary for the Meeting