

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
ORCHARD FARMS METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
July 30, 2025

A special meeting of the Board of Directors of the Orchard Farms Metropolitan District (referred to hereafter as the “Board”) was convened on July 30, 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
John King, Treasurer
Ed Passini, Assistant Secretary

Director Brian McNelly and Director Nate Watkins were absent and excused.

Also, in attendance were:

Celeste Terrell, Ben Maestas and Rachel Alles; CliftonLarsonAllen LLP (“CLA”)
Susie Ellis; Community Preservation Specialists, Inc.
Megan Murphy, Esq.; WBA, PC (“WBA”)

ADMINISTRATIVE MATTERS

Call to Order:

The meeting was called to order.

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 Stutz, seconded by Director King and, upon vote, unanimously carried, the Board approved the agenda, as amended, to include discussion of tract acceptance

under “Other Business.”

Public Comment:

There was no public comment.

FACILITIES MANAGEMENT / DISTRICT OPERATIONS

Amended and Restated Design Guidelines:

The Board reviewed and discussed the Amended and Restated Design Guidelines. Further discussion will continue at a future work session.

OTHER BUSINESS

Track Acceptance:

Attorney Murphy reviewed a request for tract acceptance from Lennar Colorado, LLC with the Board. The Board will provide Attorney Murphy with photos of items that need to be addressed prior to final acceptance of the tracts.

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.

Respectfully submitted,

By _____

Secretary for the Meeting