

## RECORD OF PROCEEDINGS

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### MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MOUNTAIN BROOK METROPOLITAN DISTRICT HELD February 23, 2026

The Regular meeting of the Board of Directors of the Mountain Brook Metropolitan District (referred to hereafter as the “Board”) and upon noting that a quorum was present a meeting was convened on Monday, the 23<sup>rd</sup> day of February, 2026, at 3:30 p.m. The District Board meeting was held via Teams. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

Conley Smith  
Kenneth Spencer  
Blake Gudahl

##### Directors Not Attendance and Excused Were:

Rishi Loona  
Matt Berg

##### Also In Attendance Were:

Diane Wheeler; Simmons & Wheeler, P.C.  
Alan D. Pogue, Esq.; Icenogle Seaver Pogue, P.C.  
Geol Scheirman, Taylor Tarpley; Cohere Life  
Tyson Christensen, Resident  
Molly Brodlun, Resident  
Diana Huddleston, Resident

#### ADMINISTRATIVE MATTERS

**Call to Order and Declaration of Quorum:** It was noted that a quorum of the Board was present, and the meeting was called to order at 3:31 p.m.

**Conflict of Interest Disclosures:** All Board Members confirmed their qualifications to serve on the Board. Attorney Pogue noted that notices of potential conflict of interest statements for each of the Directors were filed with the Colorado Secretary of State’s office at least seventy-two hours in advance of the meeting, disclosing that potential conflicts of interest may exist. Attorney Pogue advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under

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Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

**Approval of Agenda:** Mr. Scheirman presented the agenda to the Board for consideration. Following discussion, upon motion, duly made by Director Smith seconded by Director Spencer, and upon vote, unanimously carried, the Board approved the agenda with the addition of Rocky Mountain Playground Services proposal for two toddler bucket swings to replace the tire swing at S. Flat Cir. park.

**Approval Consent Agenda Items:** The following items on the consent agenda were considered routine or administrative. Following discussion, upon motion, duly made by Director Smith seconded by Director Spencer, and upon vote, unanimously carried, the Board took the following actions:

- 1) Review and approve the Minutes of the October 27, 2025, Special Meeting and October 27, 2025 Annual Meeting.

**PUBLIC COMMENT** Mr. Scheirman on behalf of Barbara Rosenberg, Resident, inquired about the landscaping of the native ditch between the park and the homes along S. Flat Cir. The Board discussed that work in the area and removals are on hold due to pending approvals from developer and city. The area does have some easement restrictions and may require permission from ditch authorities. Board will revisit in April 2026.

Molly Brodlun, resident, commented on the request to the builder and crews to keep construction areas clean. Geol Scheirman will relay to builder contact for clean up services.

Dianna Huddleston, resident, inquired about the board election process.

### **FINANCIAL MATTERS**

**Claims:** Ms. Wheeler reviewed the payment of claims.

Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board ratified the payment of claims as presented.

**Unaudited Financial Statements:** Ms. Wheeler reviewed the financial statements were presented from December 31, 2025.

Following discussion, upon motion, duly made by Director Spencer seconded by Director Smith, and upon vote, unanimously carried, the Board accepted the

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unaudited financial statements from December 31, 2025.

### LEGAL MATTERS

None.

### MANAGEMENT MATTERS

**Management Updates:** Mr. Scheirman and Mrs. Tarpley updated the Board for management and operational items. These included the 2026 Management update on community events, community clubs, newsletter communications, facility reservations, covenant compliance, and operational events.

**2026 Push Pedal Pull Fitness:** Mr. Scheirman presented the preventative maintenance proposal for the community.

Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the 2026 Push Pedal Pull Fitness proposal.

**High Country Welding Solutions fencing proposal:** Mr. Scheirman presented the fencing proposal for turf area near the clubhouse.

Following discussion, upon motion, duly made by Director Smith seconded by Director Spencer, and upon vote, unanimously carried, the Board approved the High Country Welding Solutions fencing proposal.

**Push Pedal Pull TKO Barbell Rack and Weight proposal:** Mr. Scheirman presented the TKO Barbell Rack and Weight proposal for the community.

Following discussion, upon motion, duly made by Director Spencer seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the Push Pedal Pull TKO Barbell Rack and Weight proposal.

**Design Guidelines under Fencing:** Mr. Scheirman presented the pending updated language to the Design Guidelines under Fencing to clarify maintenance requirements and ability to enter property to provide maintenance.

Following discussion, this Management Item was not approved. Board will revisit in April 2026.

**PBC for Amenity Center deep cleaning:** Mr. Scheirman presented the deep cleaning proposal.

Following discussion, this Management Item was not approved. Mr. Scheirman to schedule a warranty walkthrough to see if any of these deep cleaning items

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will be covered on warranty. Board will revisit in April 2026.

**Rocky Mountain Playground Services toddler swing proposal:** Mr. Scheirman presented RMPS toddler swing proposal. The proposal is two toddler bucket swings to replace the tire swing at S. Flat Cir. park.

Following discussion, upon motion, duly made by Director Spencer seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved RMPS toddler swing proposal.

### **CAPITAL IMPROVEMENT MATTERS**

Director Smith discussed the pickleball security panels and the firepit to be completed at the townhome park within 45 days.

### **OTHER BUSINESS**

None.  
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### **ADJOURNMENT**

There being no further business to come before the Board at this time. Upon motion duly made by Director Smith, the meeting was adjourned at 4:45 p.m.