

## RECORD OF PROCEEDINGS

---

### MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MOUNTAIN BROOK METROPOLITAN DISTRICT HELD April 27, 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 27<sup>th</sup> day of April, 2026, at 3:30 p.m. The District Board meeting was held via Teams, and in person at 700 Ken Pratt Blvd, Suite 113, Longmont CO 80501. The meeting was open to the public.

---

#### ATTENDANCE

##### Directors In Attendance Were:

Conley Smith  
Kenneth Spencer  
Blake Gudahl  
Rishi Loona

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

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  
Isabella Michael, 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 3:30 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

## RECORD OF PROCEEDINGS

---

made stating the fact and summary nature of any matters as required under 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 replacement of 3.B to “Review Draft Audit” and to remove 5.B from the agenda.

**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 Gudahl, and upon vote, unanimously carried, the Board took the following actions:

- 1) Review and approve the Minutes of the February 23, 2026 Regular Meeting.

**PUBLIC COMMENT** No public comments.

### **FINANCIAL MATTERS**

**Claims:** Ms. Wheeler reviewed the payment of claims and reviewed the cash position.

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

**Review Draft Audit:** Ms. Wheeler reviewed the draft 2025 Audit for Mountain Brook Metro District.

Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the 2025 Audit subject to clean opinion.

### **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.

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

## RECORD OF PROCEEDINGS

---

Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the deep cleaning for the amount of \$4,673.50.

**Custom Lawns LLC Proposal for tree and vegetation clean up:** Mr. Scheirman presented Custom Lawn LLC proposal. The for the tree and vegetation between the Niwot Ditch and S. Flat Cir.

Following discussion, upon motion, duly made by Director Gudahl seconded by Director Smith, and upon vote, unanimously carried, the Board approved Custom Lawn LLC proposal for the removal only, the did not approve the ongoing maintenance for the season.

**Spashtacular Proposal for preventative maintenance for pool equipment:** Mr. Scheirman presented Splashtacular proposal for “Keep it New” preventative maintenance proposal

Following discussion, the Board tabled proposal to see if a more local vendor can proved the services provided in the proposal.

**Star Playground warranty installation proposal:** Mr. Scheirman presented the Star Playground warranty installation proposal for items that were identified by the playground inspection.

Following discussion, the Board tabled the proposal to better understand why there is cost associated with a warranty issue. Management to provide the original agreement and work with developer for clarification.

### **CAPITAL IMPROVEMENT MATTERS**

None.

### **OTHER BUSINESS**

None.

---

### **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 4:28 p.m.