RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MOUNTAIN BROOK METROPOLITAN DISTRICT HELD April 28, 2025

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 28th day of April 2025, at 9:00 a.m. The District Board meeting was held via Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Conley Smith, President
Kenneth Spencer, Treasurer
Dale Bruns, Assistant Secretary
Mark Soloman, Assistant Secretary

Directors Not In Attendance Were:
Blake Gudahl, Assistant Secretary - Excused

Also In Attendance Were:
Diane Wheeler, Andine Archibald ; Simmons & Wheeler, P.C.
Alan D. Pogue, Esq.; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Taylor Tarpley; Cohere Life
Kevin Mulshine; HMS Development
Cragon Sims; Landmark Homes/Livmark Communities
Becky Lettner; Resident
Don Burchett; Planning Manager for City of Longmont

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 9:01am.

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 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 as presented.

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 March 28, 2025 Special Meeting
2) Ratify Additional Exercise Equipment – Dumbbells.

PUBLIC COMMENT None.

FINANCIAL MATTERS

Claims: Ms. Wheeler reviewed the payment of claims.

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

Unaudited Financial Statements and Cash Position: Ms. Wheeler presented only the cash position for March 18, 2025. Following discussion and review, upon a motion duly made by Director Spencer, seconded by Director Bruns and, upon vote, unanimously carried, the Board accepted the cash position as presented.

Ms. Wheeler relayed that she would be splitting out the UMB Bank information by fund moving forward.

2024 Audit: Ms. Wheeler presented the 2024 Draft Audit. Following discussion and review, upon a motion duly made by Director Spencer, seconded by Director Soloman and, upon vote, unanimously carried, the Board approved the 2024 Audit, subject to final legal review.

LEGAL MATTERS

Transfer of Amenity Center and all related improvements and equipment upon receiving Certificate of Occupancy from the City of Longmont: Mr. Pogue presented the Bill of Sale for the Amenity Center and all related improvements and equipment. Following discussion and review, upon a motion duly made by Director Soloman, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the acceptance of the transfer of the Amenity Center and all related improvements and equipment upon receiving Certificate of Occupacy from the City of Longmont.

MANAGEMENT MATTERS

Management Updates: Mr. Scheirman updated the Board with the transition from prior management.

Amenity Center Community Life Manager Role Update: Mr. Scheirman informed the Board that the onsite Community Life Manager has been filled by Taylor Tarpley and introduced her to the group.

Review and Approve Trash and Recycling Services for Amenity Center: Mr. Scheirman presented the proposals for 2025 trash and recycling. After discussion Director Soloman, seconded by Director Smith and, upon vote, unanimously carried, to approve HBS for the 2025 trash and recycling service for the Amenity Center.

Review and Approve Streamline website proposal: Mr. Scheirman presented the Streamline website proposal. After discussion Director Soloman, seconded by Director Smith and, upon vote, unanimously carried, to approve Streamline website proposal.

Review and Approve IMS HVAC Preventative Maintenance proposal: Mr. Scheirman presented the proposal HVAC preventative maintenance. After discussion Director Spencer, seconded by Director Smith and, upon vote, unanimously carried, to approve IMS proposal for preventative maintenance.

Discussed proposed date for Grand Opening: Mr. Scheirman presented the proposed date of June 14, from 2-6pm. Management is finalizing budget and will present to the developers.

CAPITAL IMPROVEMENT MATTERS

Amenity Center Timeline Update: Cragon Sims with Landmark Homes presented an updated timeline for the amenity center and pool area. Discussed final inspections with the City of Longmont in the next week. Mr. Sims has

scheduled owner training with the various trades and management prior to turnover of the building and pool. These trainings will be happening the week of May 5th and into the week of May 12th. Mr. Sims relayed the parking lot will be getting repaired and top coated in May. Also, the shade structure for the pool is going to be delivered and installed prior to pool opening to the community.

Other: Board thanked Director Soloman and Director Spencer for being apart of the Board of Directors.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Spencer, the meeting was adjourned at 9:54am.

Respectfully submitted,

By: _____
Secretary for the Meeting