

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
SEPTEMBER 10, 2025

A regular meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the “Board”) was convened on September 10, 2025, at 7:00 p.m., at Red Rocks Elementary School, 17199 Highway 74, Morrison, CO 80465. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Bruce Wiesley, President
Steve Sandifer, Vice President
Katrien Singer, Treasurer
James F. Duca, Director

Director Michael Beasley was absent and excused.

Also, in attendance were:

Celeste Terrell and Margaret Henderson; CliftonLarsonAllen LLP (“CLA”)
Bart Miller; Collins Cole Winn & Ulmer, PLLC
Jonathan and Erin Woodraft, Andrew and Drena Vogt, Gary Duffens, Tim Wieser, Alan and Kate Scott, Ron Ciarallo, Eileen Kelly, John Stewart, Coleman Tuggle, Carol Vining, Helen Goldie, Cheryl Hobbs, Steve Endres, Allyson and Coy Connelly and other members of the public; Homeowners

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 7:03 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Wiesley, seconded by Director Sandifer and unanimously carried, the Board approved the Agenda, as presented.

Disclosures of Potential Conflicts of Interest:

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute.

Quorum, Location of Meeting, Posting of Meeting Notice:

The Board confirmed the presence of a quorum.

The Board confirmed the notice of the meeting was properly posted regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Appointment of Montane Design Review Committee and Lyons Ridge Design Review Committee Members:

Following discussion, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board appointed Chris Pedersen to the Lyons Ridge Design Review Committee.

Appointment of Budget Committee Members:

Following discussion, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board appointed Coleman Tuggle to the Budget Committee.

CONSENT AGENDA

• **Minutes of May 20, 2025, Regular Meeting:**

The Board reviewed the item under the Consent Agenda. Following review, upon a motion duly made by Director Singer, seconded by Director Sandifer and, upon vote, unanimously carried, the Board approved the Consent Agenda, as presented.

FINANCIAL MATTERS

Previous Claims:

Ms. Henderson reviewed the previous claims with the Board. Following review and discussion, upon a motion duly made by Director Duca, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the previous claims in the amount of \$168,846.28, as presented.

June 30, 2025, Unaudited Financial Statements and Cash Position Schedule:

Ms. Henderson reviewed the Financial Statements and Cash Position Schedule with the Board. Following review and discussion, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board accepted the June 30, 2025, Unaudited Financial Statements and Cash Position Schedule, as presented.

2026 Draft Budget:

Ms. Henderson reviewed the 2026 draft Budget with the Board. Discussion ensued. No action was taken.

MANAGER MATTERS

Manager Report:

Ms. Terrell reviewed the report with the Board. Following review, the Board directed management to complete an evening inspection during a Wednesday night to locate lighting and trash violations.

Website Compliance:

Ms. Terrell provided an update to the Board, noting that the District website is fully compliant. There will be recurring costs for document remediation.

ATTORNEY MATTERS

None.

DIRECTOR MATTERS

Detention Pond Maintenance:

Director Wiesley provided an update to the Board, stating he has not heard from Shea Homes. He also noted that there may be a need to treat for algae present in the pond.

Landscaping:

Proposal for 2026 Irrigation Repair:

No update was provided since the Landscape Committee has yet to receive the proposal.

Fall/Fire Band Mowing:

Director Singer discussed fall/fire band mowing with the Board, noting it is scheduled for the third week in October.

House Paint Scheme Guidelines:

The Board discussed the pros and cons of allowing custom paint schemes or the mixing of approved paint schemes. Following discussion, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board determined to remain with the approved 29 schemes, allowing deviation of trim and accent colors, subject to the discretion of the DRC. It was noted that the body color must remain the same.

Jeffco Storm Water Mitigation:

Ms. Terrell provided an update to the Board, noting that Jefferson County stated that the streets are not sloped properly and advised that the District research the installation of additional storm drains. Ms. Terrell will inquire about the costs related to having a Jeffco engineer conducting the storm drain research.

Bandimere Truck in Montane:

Ms. Terrell provided an update to the Board, noting that Willowbrook confirmed that Bandimere is out of business and is no longer using the Montane hydrant.

Montane Gates:

Director Singer discussed the process of adding gates with the Board, noting the required procedures that would need to be followed. Discussion ensued regarding other security options. Tim Weisner will research the addition of gates in Montane.

Flock Cameras:

This item was deferred to the next Board meeting.

EXECUTIVE SESSION

An executive session was not needed.

OTHER BUSINESS

Public Comment:

A question was raised regarding noticing for the annual meeting. It was confirmed that every eligible elector in the District must receive the notice.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 8:43 p.m.

Respectfully submitted,

By _____

DocuSigned by:
Celeste Terrell
6B2E5AF8E8E042Z...

Secretary for the Meeting