MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
MAY 19, 2026

A regular meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the "Board") was convened on May 19, 2026, at 10:00 a.m., at the Columbine Library, 7706 West Bowles Avenue Littleton, CO 80123. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

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

Also, in attendance were:

Celeste Terrell, Benjamin Maestas and Margaret Henderson; CliftonLarsonAllen LLP ("CLA")
Bart Miller; Collins Cole Winn & Ulmer, PLLC
Members of the Public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 10:01 a.m. The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Singer, seconded by Director Duca and, upon vote, 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.

CONSENT AGENDA

Minutes of March 5, 2026, Regular Meeting:

Following review, upon a motion duly made by Director Beasley, seconded by Director Duca and, upon vote, unanimously carried, the Board approved the minutes of March 5, 2026 regular meeting, as presented.

Landscape Proposals:

Director Singer reviewed the landscape proposals. Following review, upon a motion duly made by Director Singer, seconded by Director Beasley and, upon vote, unanimously carried, the Board ratified approval of landscape proposals, as presented.

FINANCIAL MATTERS

Previous Claims:

Director Singer reviewed the claims with the Board. Following review, upon a motion duly made by Director Wiesley, seconded by Director Singer and, upon vote, unanimously carried, the Board approved the previous claims in the amount of $72,871.18, as presented.

March 31, 2026, Unaudited Financial Statements and Cash Position Schedule:

Ms. Henderson and Director Singer reviewed the Financial Statements and Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Beasley, seconded by Director Sandifer and, upon vote, unanimously carried, the Board accepted the March 31, 2026, Unaudited Financial Statements and Cash Position Schedule, as presented.

MANAGER MATTERS

Manager Report:

Ms. Terrell reviewed the report with the Board.

Montane Gate and Trail Entrance Modifications:

Ms. Terrell presented an update to the Board, noting that the gate has been installed.

Jeffco Storm Water Mitigation:

Ms. Terrell reviewed and noted that she is awaiting a response from Jeffco. Ms. Terrell stated she will follow up with Jeffco for an update.

ATTORNEY MATTERS

None.

DIRECTOR MATTERS

Detention Pond Maintenance:

Director Wiesley provided an update to the Board, noting that various maintenance items on the ponds are needed and Jeffco will need to preform inspections once the maintenance items have been completed. He also noted that proposals from Environmental Designs and Pat McCune are pending.

Landscaping:

Director Beasley provided an update pending proposals to refresh landscaping around Belleview entrance and lighting options on Turkey Creek in Montane. Director Beasley also updated that the Red Deer projects are ongoing in Lyons Ridge. Throughout the community, dead tree and shrub replacements are occurring as well as sprinkler controller completion, and fire mowing areas have been expanded for fall mowing. Director Beasley also noted he is working with Environmental Desings on ongoing weeding.

Trail Area Restoration along Dinosaur Ridge to Creation Rock Trail:

This item will be a part of the turnover from Shea to the District.

Restricted Access on Walking Trails for Motorized Vehicles:

Director Wiesley discussed. Director Singer requested a new sign be installed on new wooden gate in Montane to name restricted access for motorized vehicles on the trail including e-bikes, golf carts, dirt bikes and ATVs.

Creation Rock Trail Turnover from Shea to the District:

This item will be a part of the turnover from Shea to the District.

Utility Substations off Lyons Ridge Drive:

It was noted that a proposal was received to repair and update the area and is pending sprinklers being activated to observe if there is damage to the system.

Pending Removal of Emergency Access Road off Belleview and Montane:

It was noted this will be a part of the turnover from Shea to the District and Shea will complete.

Update on Turnover of the Army Corps of Engineer's Drainage System:

Director Wiesley stated he will follow up with Dave Vasquez and that an Operations and

Maintenance manual from the Army Corps of Engineer's will be needed.

OTHER BUSINESS

Director Duca inquired about sign replacement throughout the community due to aging. CLA will investigate replacing the signs.

Public Comment:

Discussion ensued regarding Montane guideline for artificial turf, and Ms. Terrell stated she will work with the Montane DRC on artificial turf guidelines, submit recommendations to the Board and schedule a special meeting via Microsoft Teams to approve.

A member of the public raised a question regarding weeds. CLA will review and send notices as appropriate.

Discussion ensued regarding tall shrubs, CLA discussed with legal counsel who reviewed and suggested the installation of a mirror. Directors Beasley and Singer will meet with owner to discuss the issue, and CLA will review the cost to install the mirror and work with the handyman and homeowner on installation.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 11:10 a.m.

Respectfully submitted,

By ______________________________

Secretary for the Meeting