

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
JULY 13, 2026

A special meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the “Board”) was convened on July 13, 2026, at 10:00 a.m. via videoconference and teleconference. 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 and Benjamin Maestas; CliftonLarsonAllen LLP (“CLA”)
Bart Miller; Collins Cole Winn & Ulmer, PLLC
Pattie Howell, Steve Endres, Andrew Hoffman, Drena Vogt and other members of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 10:02 a.m. The Board reviewed the Agenda for the meeting. Following review, upon a motion duly made by Director Duca, seconded by Director Beasley 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 May 19, 2026, Regular Meeting:

Director Duca requested the minutes be revised to reduce redundancy. Following review and discussion, upon a motion duly made by Director Duca, seconded by Director Beasley and, upon vote, unanimously carried, the Board approved the minutes of May 19, 2026 regular meeting, as amended.

MANAGER MATTERS

None.

ATTORNEY MATTERS

None.

DIRECTOR MATTERS

Potential Updates to the Montane Guidelines:

Director Singer presented updates to the Board, and Director Wiesley inquired on the prohibition of artificial turf. Board discussion ensued. The Board expressed gratitude to John Danni for revising the guidelines. The Board discussed pet waste stations, and if the District needs to have more installed. The Board directed CLA to contact PetScoop for additional information. The Board requested that pet waste stations be added to the September Agenda.

Following review and discussion, upon a motion duly made by Director Singer, seconded by Director Duca and, upon vote, unanimously carried, the Board established a Handbook Committee and appointed Director Duca and Director Wiesley.

Following review and discussion, upon a motion duly made by Director Duca, seconded by Director Singer and, upon vote, unanimously carried, the Board approved updates to the Montane Guidelines, as discussed, subject to final legal and committee review.

Open Issues:

Director Wiesley presented multiple landscaping maintenance issues to the Board. Director Singer inquired about mirror installation. Ms. Terrell responded stating that Jefferson County does not recommend adding in a mirror, and she is working with Jefferson County and the Sheriff's Department on potentially adding in a speed bump and temporary speed trailer to the area. Director Singer presented potential new gate information to the Board.

Timing of Transfer of Creation Rock Trail to the District from Shea Development:

Director Singer presented an update to the Board.

OTHER BUSINESS

Public Comment:

Members of the public asked about weed mitigation off Red Deer Drive and dead trees behind their home on Mount Glennon. Director Beasley responded that the District is working on proposals for removing and replacing dead trees.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the meeting was adjourned at 11:45 a.m.

Respectfully submitted,

By _____

Secretary for the Meeting