

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

BENNETT RANCH METROPOLITAN DISTRICT NOS. 1-4

Held: Monday, July 29, 2025, at 2:00 P.M. via teleconference

Attendance

A special meeting of the Boards of Directors of Bennett Ranch Metropolitan District No. 1 was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Kacy Flemons

Also present: George M. Rowley, Esq. and Scott A. Goodstein, Esq., WBA, PC, District General Counsel; Kristina Hull and Jon Erickson, Marchetti & Weaver, District Accountants; Cassie Douglas, MSI Homeowner Association, District Manager and Ryan Cohn.

Call to Order

It was noted that a quorum of the Boards was present and the meeting was called to order.

Conflict of Interest Disclosures

Mr. Rowley advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley reported that disclosures for those Directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Rowley inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Approval of Agenda

Mr. Rowley presented the Boards with the meeting agenda for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda, as amended.

Election of Officers

The Boards engaged in a discussion to appoint Mr. Cohn to the Boards of Directors. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the appointment.

The Boards engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards elected Director Flemons as President and Director Cohn as Secretary/Treasurer.

Public Comment

None.

Consent Agenda

Mr. Rowley provided the items on the consent agenda to the Boards. Mr. Rowley advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, seconded and unanimously carried, the Board approved and adopted the following items:

- Minutes from January 20, 2025 Regular Meeting
- Minutes from April 21, 2025 Regular Meeting

District Management Matters
Legal Matters

None.

Consider Approval of Joint Resolution Declaring District Nos. 2-4 Inactive

Mr. Rowley presented the Boards with the Joint Resolution Declaring District Nos. 2-4 Inactive. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the resolution.

Ratification of Operations Fee Resolution

Mr. Rowley presented the Boards for ratification of the Operations Fee Resolution. Following discussion, upon a motion duly made and seconded, the Boards unanimously ratified the resolution.

Consider Approval of First Amendment to Independent Contractor Agreement for District Management Services

Mr. Rowley presented the Boards with the First Amendment to the Independent Contractor Agreement for District Management Services. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agreement.

Financial Matters

Acceptance of Unaudited Financials and Approval of Claims

Mr. Erickson presented the financial statements and claims to the Board for District No. 1 for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims and accepted the financial statements.

Ratification of 2024 Audit

Mr. Erickson presented the 2024 Audit to the Boards for ratification. Following discussion, upon a motion duly made and seconded, the Boards unanimously ratified the audit.

Other Business

None.

Adjournment

There being no further business to come before the Board, following discussion and upon motion duly made and seconded, the Board determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Kacy Flemons

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of October 2025.