

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
LYONS RIDGE METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
MARCH 5, 2026

A regular meeting of the Board of Directors of the Lyons Ridge Metropolitan District (referred to hereafter as the “Board”) was convened on March 5, 2026, at 7:00 p.m., at Red Rocks Elementary School, 17199 CO-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
Michael Beasley, 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
Liz Contadeluci, Dale and Patti Howell, Chuck Koske, Joe Saseen, John Danni, Barb and Lee Poelma and Beau McLaughlin; Homeowners

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 6:59 p.m. The Board reviewed the Agenda for the meeting. Following discussion, upon a motion duly made by Director Duca, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the Agenda, as amended to add landscaping contract review and consideration of approval.

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 Officers:

Following discussion, upon a motion duly made by Director Wiesley, seconded by Director Sandifer and, upon vote, unanimously carried, the Board appointed the following slate of officers:

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

Montane DRC Member:

Following discussion, upon a motion duly made by Director Sandifer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board appointed John Danni to Montane DRC.

CONSENT AGENDA

- **Minutes of December 3, 2025, Special Meeting:**

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

FINANCIAL MATTERS

Previous Claims:

Following review, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the previous claims in the amount of \$88,836.10, as presented.

December 31, 2025, Unaudited Financial Statements and Cash Position Schedule:

Ms. Henderson reviewed the Financial Statements and Cash Position Schedule with the Board. Following review, upon a motion duly made by Director Duca, seconded by Director Singer and, upon vote, unanimously carried, the Board accepted the December 31, 2025, Unaudited Financial Statements and Cash Position Schedule, as presented.

MANAGER MATTERS

Manager Report:

Ms. Terrell reviewed the report with the Board, noting updates on Montane monument lighting and potential proposals to add lighting to other monuments in the District. Ms. Terrell presented information on insurance property schedule. Ms. Terrell presented additional information on Waste Management updates. Board discussion ensued. A homeowner commented that their trash bill was higher than \$59. Ms. Terrell will follow up with the owner and contact Waste Management. Ms. Terrell also presented information on drainage updates.

Potential Trail Entrance Modifications:

Ms. Terrell presented information on proposal updates and provided Board members and residents with design details. Following review, upon a motion duly made by Director Wiesley, seconded by Director Duca and, upon vote, unanimously carried, the Board directed CLA staff to work with the Landscaping Committee on fence project in an amount not to exceed \$5,000.00.

Insurance Property Schedule:

This item was discussed in the Manager's Report.

ATTORNEY MATTERS

None.

DIRECTOR MATTERS

Detention Pond Maintenance:

Director Wiesley provided an update to the Board, stating approval from Jefferson County is expected to be received soon.

Landscaping:

Proposal for 2026 Irrigation Repair:

Director Duca provided an update to the Board. Following discussion, upon a motion duly made by Director Wiesley, seconded by Director Singer and, upon vote, unanimously carried, the Board authorized the Landscape Committee to proceed with irrigation repairs, in an amount not to exceed \$33,000.00.

Approved and Additional Projects:

Director Singer inquired on ongoing projects and mulch refreshment. Director Wiesley stated that tree replacements will take place in April. Director Wiesley commented on landscaping in Montane and sidewalk replacement. Discussion ensued regarding Willowbrook water and Xcel building landscape damage. Director Wiesley provided

an update on Creation Rock Turnover from Shea, and noted that the temporary fence will be removed, the trail will be repaired and the native areas will be cleaned up and reseeded once the area has been turned over the District.

Landscaping Contract from Environmental Designs, LLC for 2026 Landscaping Services:

Ms. Terrell provided information on the contract, noting that Environmental Designs sent the updated agreement to reflect the name change from SaBell's. Ms. Terrell clarified that the scope of work is consistent with 2025 and there will be no increase in costs from last year. Discussion ensued regarding mowing and service map updates that are needed. Residents and Board members conversed about specific native maintenance from Shea that the District will eventually absorb. Following review and discussion, upon a motion duly made by Director Singer, seconded by Director Wiesley and, upon vote, unanimously carried, the Board approved the Landscaping Contract from Environmental Designs, LLC for 2026 landscaping services, subject to map updates for fall mowing.

Jeffco Storm Water Mitigation:

Ms. Terrell provided an update to the Board under the Manager's Report.

Utility Substations off Lyons Ridge Drive:

This item was discussed under Landscaping Updates.

Creation Rock Trail Turnover from Shea to the District:

This item was discussed under Landscaping Updates.

Pending Removal of Emergency Access Road off Bellevue and Montane:

Director Wiesley provided an update to the Board, noting that emergency access road will be removed after property has been transferred from Shea to the District.

OTHER BUSINESS

Director Wiesley discussed adding Montane owners to the Board of Directors in 2027.

Public Comment:

A resident raised a question regarding the status of adding gates to Montane entryways and who has jurisdiction, to which Director Singer noted that Jefferson County oversees this and not the District.

Another resident asked about potentially adding email group information to the website.

Discussion ensued regarding adding potential caution signs and trimming trees for low visibility driveway to avoid incidents.

Ms. Terrell discussed updates provided from Jeffco through email.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting