

RECORD OF PROCEEDINGS

MINUTES OF ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE MOUNTAIN BROOK METROPOLITAN DISTRICT HELD October 27, 2025

The Annual Meeting for Mountain Brook Metropolitan District was convened on Monday, the 27th day of October, 2025, at 9:00 a.m. The Annual Meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Conley Smith
Kenneth Spencer
Matt Berg
Rishi Loona
Blake Gudahl

Also In Attendance Were:

Diane Wheeler; Simmons & Wheeler, P.C.
Alan D. Pogue, Esq.; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Taylor Tarpley; Cohere Life
Kevin Mulshine; HMS Development
Don Burchett; Planning Manager for City of Longmont

ADMINISTRATIVE MATTERS

Call to Order and Declaration of Quorum: It was noted that a quorum of the Board was present, and the meeting was called to order at 9:02 am.

Conflict of Interest Disclosures: Mr. Pogue discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest regarding 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. It was noted by Mr. Pogue that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors

ANNUAL MEETING REQUIREMENTS

Presentation regarding the status of Public Infrastructure Projects within the District: Director Smith discussed the townhome area park and the items that are pending.

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Presentation regarding the status of Outstanding Bonds: Ms. Wheeler reviewed the outstanding Bonds for the District.

Review of Unaudited Financial Statements: Ms. Wheeler reviewed the Unaudited Financial Statements for the period ending September 30, 2025, with the Board.

Open Floor for Questions: No questions from those present.

ADJOURNMENT

With no other business to discuss the Annual Meeting was adjourned at 9:15am.