RECORD OF PROCEEDINGS

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MOUNTAIN BROOK METROPOLITAN DISTRICT HELD June 22, 2026

The Regular meeting of the Board of Directors of the Mountain Brook Metropolitan District (referred to hereafter as the "Board") and upon noting that a quorum was present a meeting was convened on Monday, the 22th day of June, 2026, at 3:30 p.m. The District Board meeting was held via Teams, and in person at 700 Ken Pratt Blvd, Suite 113, Longmont CO 80501. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Conley Smith
Kenneth Spencer
Blake Gudahl
Matt Berg

Directors Not Attendance and Excused Were:

Also In Attendance Were:
Diane Wheeler, Andine Archibald; Simmons & Wheeler, P.C.
Alan D. Pogue, Esq.; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Taylor Tarpley; Cohere Life
Janna Lipkin, Resident
Diana Huddleston, Resident
Molly Brodlun, Resident
Meghan Ross. Resident
Don Burchett, City 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 3:34 p.m.

Conflict of Interest Disclosures: All Board Members confirmed their qualifications to serve on the Board. Attorney Pogue noted that notices of potential conflict of interest statements for each of the Directors were filed with the Colorado Secretary of State's office at least seventy-two hours in advance of the meeting, disclosing that potential conflicts of interest may exist. Attorney Pogue advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting.

The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Approval of Agenda: Mr. Scheirman presented the agenda to the Board for consideration. Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the agenda as

Approval Consent Agenda Items: The following items on the consent agenda were considered routine or administrative. Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board took the following actions:

1) Review and approve the Minutes of the April 27, 2026 Regular Meeting.

PUBLIC COMMENT Resident, Mrs. Huddleston, asked for a landscaping update on grass, trees, irrigation and on the Mountain Brook flats development. Resident, Ms. Boudlun, discussed construction damage in the community. Resident Ms. Lipkin, discussed landscaping and weed concerns. She also relayed sharp corners on the pickleball court doors.

FINANCIAL MATTERS

Claims: Ms. Wheeler reviewed the payment of claims and reviewed the cash position.

Following discussion, upon motion, duly made by Director Smith seconded by Director Spencer, and upon vote, unanimously carried, the Board ratified the payment of claims as presented.

Review Financial Statements Ms. Wheeler reviewed the March 31, 2026 financial statements for Mountain Brook Metro District.

Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board accepted the March 31, 2026 financial statements as presented.

LEGAL MATTERS

Amendment to the Meeting Resolution to Change the Physical Location of Future Meetings Mr. Pogue reviewed the amended resolution with the Board.

Following discussion, upon motion, duly made by Director Smith seconded by

Director Spencer, and upon vote, unanimously carried, the Board approved the amendment to the Meeting Resolution to change the future meeting locations to the Clubhouse at 2901 S. Flat Cir Longmont, CO 80503.

MANAGEMENT MATTERS

Management Updates: Mr. Scheirman and Mrs. Tarpley updated the Board for management and operational items. These included the 2026 Management update on community events, community clubs, newsletter communications, facility reservations, covenant compliance, and operational events.

Additional Tree Installation by berm by Pickleball Court: Mr. Scheirman presented proposal for additional trees to area between the pickleball court and the back of the units located along South Flat Cir.

Folowing discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the amount not to exceed $5,000 for installation of trees in the area, subject to neighbor by in for placement.

Window Tinting for Clubhouse East Facing Side: Mr. Scheirman presented proposals for window tinting for the east side of the clubhouse.

Following discussion, upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the Spotshot proposal for $2,713.43 for window tinting for the Clubhouse.

CAPITAL IMPROVEMENT MATTERS

Director Conley relayed the fire pit and gas grill are waiting on the meter to be installed by the gas providor. They hope to have that in the next couple of weeks.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time. Upon motion duly made by Director Smith, the meeting was adjourned at 4:18 p.m.