RECORD OF PROCEEDINGS

MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MOUNTAIN BROOK METROPOLITAN DISTRICT HELD August 24, 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 24th day of August, 2026, at 3:30 p.m. The District Board meeting was held via Teams, and in person at 2901 S Flat Cir 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.
Lyndsey Paavilainen, Geol Scheirman, Taylor Tarpley; Cohere Life
Jae Ritchie, Resident
Anne Angelopoulos, Resident
Zoab Kapoor, Resident
Susan Tousignant, Resident
Kerrie Williams, Resident
Rebecca Lettner, Resident
Don Burchett, 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 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 Spencer approved the agenda as presented.

Appointment to Fill Board Vacancy and Elect officers: Mr. Pogue presented Rob Elsby to fill the vacancy on the Board of Directors. Upon motion, duly made by Director Spencer seconded by Director Smith, and upon vote, unanimously carried, the Board approved the appointment of Rob Elsby to the Board of Directors for Mountain Brook Metropolitan District.

The follow slate of Officers was presented:
Conley Smith – President
Kenth Spencer – Vice President
Matt Berg – Secretary
Blake Gudahl – Treasurer
Rob Elsby – Assistant Treasurer

Upon motion, duly made by Director Smith seconded by Director Gudahl, and upon vote, unanimously carried, the Board approved the slate of officers as presented.

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 June 22, 2026 Regular Meeting.

PUBLIC COMMENT Resident, Ms. Fisk relayed to management to have the board to consider a hot tub for community use. Mr. Kaboor requested to expand the pool season. He further requested to have the pickleball courts open later and consider lighting. He also was concerned about the sprinklers in the community.

RECORD OF PROCEEDINGS

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 June 30, 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 June 3, 2026 financial statements as presented.

LEGAL MATTERS None.

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 mulch in the common area. After discussion the Board would like to hold on this proposal until Spring 2027.

CAPITAL IMPROVEMENT MATTERS None.

OTHER BUSINESS None.

ADJOURNMENT There being no further business to come before the Board at this time. Upon motion duly made by Director Spencer, the meeting was adjourned at 4:07 p.m.