

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SADDLER RIDGE METROPOLITAN DISTRICT
HELD
JULY 28, 2026

A special meeting of the Board of Directors (the “Board”) of the Saddler Ridge Metropolitan District (the “District”) was convened on Tuesday, July 28, 2026, at 5:30 p.m., via Zoom. The meeting was open to the public.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Kenneth Jochims
Dave Seidl
David Bayliff
Ryan D. Hull

Following discussion, upon motion duly made by Director Jochims, seconded by Director Bayliff and, upon vote carried, the absence of Patrick Zimmerman was excused.

Also present were: Ryan Stevens, Public Alliance, District Management; Heather L. Hartung, WBA, P.C. General Counsel; Irene Forgy and Molly Brodlum, Marchetti & Weaver, District Accountant; Caleb Watkins, Elevation Midstream, LLC (for a portion of the meeting); Joe Ulicny, Liberty Savings Bank and members of the public.

**Call to
Order/Declaration of
Quorum**

Mr. Stevens noted that a quorum of the Board was present, and the meeting was called to order at 5:32 p.m.

Director Disclosures

Ms. Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung reported that disclosures for those directors that provided WBA, P.C. with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Hartung inquired into whether members of the Board 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. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

The Board reviewed the proposed agenda for the meeting. Following discussion, upon motion duly made by Director Jochims, seconded by

Director Bayliff and, upon vote carried, the Board unanimously approved the agenda, as presented.

Management Matters

Proposal from Pink Truck for landscaping improvements: Mr. Stevens presented. The Board requested additional information on location of work.

Following discussion, upon motion duly made by Director Hull, seconded by Director Jochims and, upon vote carried, the Board unanimously approved the trail maintenance items, for an amount not to exceed \$2,500.

The Board requested that Mr. Stevens obtain a separate proposal from a different vendor on the playground mulch.

Following discussion, upon motion duly made by Director Jochims, seconded by Director Bayliff and, upon vote carried, the Board unanimously authorized Mr. Stevens to obtain a quote on playground mulch for an amount not to exceed \$3,500.

2027 Meeting Dates: The Board discussed 2027 Meeting dates.

Following discussion, upon motion duly made by Director Jochims, seconded by Director Hull and, upon vote carried, the Board unanimously the Board approved the 2027 meeting dates for Monday, February 22, 2027 at 5:30pm; Monday, July 19, 2027 at 5:30pm; and Monday, November 15, 2027 at 5:00 pm for the Annual Meeting and 5:30 pm for the regular meeting.

Appraisal for District-Owned Property: It was noted that the appraisal was previously provided to Mr. Wiles. No action taken.

Pet Waste Removal in Phase 2: Mr. Stevens reviewed with the Board.

Following discussion, upon motion duly made by Director Jochims, seconded by Director Bayliff and, upon vote carried, the Board unanimously approved the proposal from Fetch Poop for pet waste removal in Phase 2.

Mr. Stevens and Director Zimmerman will walk the property and decide on two new locations.

Other:

Legal Matters

Surface Use Agreement and Elevation Midstream Offer Matters: Ms. Hartung discussed the Surface Use Agreement currently in place that contains two oil pad sites within the community and various easements. Ms. Hartung reviewed the offer made to the District through Midstream Elevation for Platte River Midstream, LLC to acquire the rights under the Surface Use Agreement and then terminate the existing easements and oil

pad sites in exchange for the District providing a different easement location for the underground pipeline.

Land Rights Exchange Agreement and Right-of-Way Grant between the District and Platte River Midstream, LLC: Ms. Hartung presented. Following discussion, upon motion duly made by Director Jochims, seconded by Director Bayliff and, upon vote carried, the Board unanimously approved the Land Rights Exchange Agreement and Right-of-Way Grant between the District and Platte River Midstream, LLC, subject to final legal revisions.

Eone Pump Easements and Gravity Fed Lots: Ms. Hartung informed the Board that 8 lots have not yet executed the easement. No action was taken at this time.

May 227 Directors Election: Ms. Hartung informed the Board that there will be two 2027 seats open for election.

Discuss 2026 Legislative Session: Ms. Hartung provided an update and noted that additional information on the 2026 legislative session is on firm's website.

Annexation into the Declaration: Ms. Hartung reported to the Board that updated letters to owners regarding Annexation into the Declaration. were sent. There has been no response to date.

Water, Easement and Development Matters

Ms. Hartung presented updates.

- North Weld County Water District ("NWCWD") will review the extension to the will serve letter at their August 2026 meeting.
- The District was initially informed that no further work would be done on the will serve letter, water service agreements/extensions and various easements due to lack of development progress. However, this may change as NWCWD is now considering the will serve extension.
- Ms. Hartung reviewed the easements associated with the Outlot 4 8-inch water line. There was a question on whether the 8-inch water line is needed in both easement locations or just the one Mr. Marcotte has been working on for the District. Mr. Marcotte will finalize his plans and he is anticipating a cost of \$159,086 for the one easement based on his November 2025 estimate.

Financial Matters

The Board discussed delinquent accountants. The Board requested that Mr. Stevens request updates from AMCOBI and special counsel and then have ongoing agenda items to discuss covenant enforcement violations and delinquencies.

Accounts Payable dated May 9, 2026 through July 24, 2026: Ms. Forgy reviewed the accounts payable dated May 9, 2026 through July 24, 2026. Following discussion, upon motion duly made by Director Seidl, seconded by Director Jochims and, upon vote carried, the Board unanimously voted to ratify approval of the accounts payable dated May 9, 2026 through July 24, 2026, in the amount of \$166,015.87.

Financial Statements: Ms. Forgy reviewed the unaudited financial statements for the period ending June 30, 2026. Following discussion, upon motion duly made by Director Jochims, seconded by Director Bayliff and, upon vote carried, the Board unanimously voted to approve the unaudited financial statements for the period ending June 30, 2026.

2025 Audit: Ms. Forgy reported to the Board that the Audit has been filed with OSA and sent to the Town.

Consent Agenda

The Board was presented with the consent agenda items. Following discussion, upon motion duly made by Director Bayliff, seconded by Director Jochims and, upon vote carried, the Board unanimously voted to approve the following actions:

- a. Approval of May 12, 2026 Regular meeting minutes.
- b. Ratification of 2026 Temporary Potable Water Use Agreement with North Weld Count Water District.

Public Comment

Ms. Crawford had questions regarding the playground mulch, community day to install and annexation. Mr. Jackson noted his concerns about e-bikes on the trails and in the community. Ms. Carolyn Arlington had questions about the Surface Use Agreement and pads and setback distances. Mr. Jackson had questions about potable water.

Executive Session

Upon motion of Director Jochims, seconded by Director Seidl, and upon an affirmative vote of at least two-thirds of the quorum present, the Board entered into Executive Session for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to a Memorandum of Understanding presented to the District by Liberty Savings Bank, TKD and High Point 52 at 6:57pm.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the portion of this executive session that, in the opinion of legal counsel to the District, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

Also pursuant to Section 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during executive session.

The Board reconvened in regular public session at approximately 7:25 p.m.

Other Business

Following discussion, upon motion duly made by Director Jochims, seconded by Director Hull and, upon vote carried, the Board unanimously authorized Ms. Hartung to reach out to all parties to schedule a call to discuss the Memorandum of Understanding further.

The Board confirmed a quorum for the September 8, 2026 Meeting and November 10, 2026 Regular Meeting.

Adjourn

There being no further business to come before the Board, and upon motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned.

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

Signed by:

David Bayliff

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Secretary

**ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION**

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Saddler Ridge Metropolitan District, I attended the executive session at the special meeting of Saddler Ridge Metropolitan District convened at 6:57pm on July 28, 2026 for the sole purpose of discussing a proposed Memorandum of Understanding presented to the District by Liberty Savings, Bank, TKD and High Point 52 as authorized by Section 24-6-402(4)(b), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(b), C.R.S. or Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Signed by:

Heather Hartung

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Heather L. Hartung, Esq.