RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LAKE OF THE ROCKIES METROPOLITAN DISTRICT
(THE "**DISTRICT**")
HELD
February 17, 2026

A special meeting of the Board of Directors of the Lake of the Rockies Metropolitan District (referred to hereafter as the "**Board**") was convened on Tuesday, February 17, 2026, at 5:00 p.m. This District Board meeting was held in person at the Tri Lakes Chamber Meeting House, 300 W Highway 105, Monument CO, 80132 and electronically, via Zoom video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Eddie Jones
Jen Adams
Dale Huffman
Eric Scott
Dave Vanderjagt

Also In Attendance Were:
Brittany Rodgers, CMCA, AMS, PCAM, Christine Estlick, Cory Town, and Dolores Stibitz; Warren Management Group, Inc.
Suzanne Meintzer, Esq.; McGeady Becher Cortese Williams P.C.
Jeremy Fletcher, Esq.; Altitude Community Law
Devon Diffie; Homeowner

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The meeting was called to order.

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. Attorney Meintzer noted that all Board members are residents and, therefore, no conflicts of interest were filed with the Secretary of State in advance of the meeting. The Board Members did not disclose additional conflicts at the meeting.

Agenda, Meeting Location, and Meeting Notice: A quorum of the Board was confirmed.

The Board reviewed the agenda for the meeting. Following discussion, upon motion duly made by Director Jones, seconded by Director Adams and, upon vote unanimously carried, the Board approved the agenda, as amended.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. This meeting was held at the location listed above and electronically via video/teleconference via Zoom. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the location or means of hosting the meeting be changed were received from taxpaying electors within the district's boundaries.

Public Comment: Homeowner Mr. Diffie addressed the Board regarding the response to architectural requests to increase the height of his fence; he requested that future letters align with the governing documents. Homeowner Mr. Diffie also requested that Director Vanderjagt recuse himself from voting on any architectural matters for Mr. Diffie's home.

It was noted that the architectural committee consists of volunteer homeowners who do not hold a seat on the Board of Directors of the District.

Meeting Minutes: Following review, upon a motion duly made by Director Adams, seconded by Director Scott and, upon vote unanimously carried, the Board approved the minutes of the November 4, 2025, special meeting, the November 4, 2025, annual meeting, and November 10, 2025, continued meeting.

Board of Directors Financial Workshop Schedule: Following discussion, upon a motion duly made by Director Huffman, seconded by Director Jones and, upon vote unanimously carried, the Board approved the Financial Workshop to be held at Warren Management Group on March 10th, 2026, at 3:00 p.m.

Additional Board Meetings for 2026: The Board discussed the possibility of an additional Board Meeting in July. It was agreed that a meeting will be scheduled for July 8, 2026 for review of the 2025 Audit, if necessary.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed the payment of claims in the amount of $77,706.78 for ratification and/or approval. Following discussion, upon motion duly made by Director Adams, seconded by Director Jones, and upon vote the Board ratified and/or approved the payment of claims in the amount of $77,706.78.

Balance Sheet: Ms. Rodgers and the District Accountant presented the December 31, 2025, Balance Sheet. The District Accountant stated that a detailed explanation of the financial statements will be presented at the workshop on March 10th. Upon a motion duly made by Director Jones, seconded by Director Adams, the Board accepted the December 31, 2025, Balance Sheet.

LEGAL MATTERS

Status of Airbnb Litigation

Adjourn to Executive Session for Legal Advice:
Upon motion duly made by Director Jones, seconded by Director Adams, and upon vote unanimously carried, the Board adjourned into Executive Session at 5:36 p.m. to receive legal advice pursuant to Section 24-6-402(4)(b) and (e), C.R.S. related to Airbnb litigation.

The Board reconvened in regular session at 6:12 p.m. and Attorney Meintzer provided a summary of the subject matters. The Board authorized Attorney Fletcher to present their formal offer to the homeowner.

Update Design Guidelines: Following discussion, upon a motion duly made by Director Scott, seconded by Director Jones and, upon vote unanimously carried, the Board approved an update provision about fence height in the Design Guidelines to clarify the reference to the Town Code.

MANAGEMENT MATTERS

Warren Management Group Contract Renewal: The Board reviewed the February 1, 2026, Warren Management Group Contract. Following discussion, upon motion duly made by Director Jones, seconded by Director Adams and, upon vote unanimously carried, the Board approved the February 1, 2026, Warren Management contract.

Management Report: None.

OTHER BUSINESS

Fence Staining: Director Adams summarized proposals from Brightview Landscape Services, Inc., Colorado Fence Company LLC, and Monster Fence Corp LLC for fence staining and repairs. Following discussion, the Board authorized Director Adams to proceed with engagement of Monster Fence Corp LLC for fence staining and repairs.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Jones, seconded by Director Adams the meeting was adjourned.

Respectfully submitted,

By_____
Secretary for the Meeting

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., I attest that, in my capacity as an attorney representing Lake of the Rockies Metropolitan District, I attended the executive session meeting of Lake of the Rockies Metropolitan District convened at 5:36 p.m. on February 17, 2026, for the sole purpose of providing legal advice related to Airbnb litigation, as authorized by Section 24-6-402(4)(b) and (e), 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) and (e), 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)(d.5)(II)(B), C.R.S.

Signed:

_____
Suzanne M. Meintzer

Dated: _____

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., I attest that, in my capacity as an attorney representing Lake of the Rockies Metropolitan District, I attended the executive session meeting of Lake of the Rockies Metropolitan District convened at 5:36 p.m. on February 17, 2026, for the sole purpose of providing legal advice related to Airbnb litigation, as authorized by Section 24-6-402(4)(b) and (e), 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) and (e), 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)(d.5)(II)(B), C.R.S.

Signed:

_____
Jeremy Fletcher

Dated: _____