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MINUTES OF THE JOINT REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE LAKES METROPOLITAN DISTRICT NOS. 1, 3-4

HELD JANUARY 20, 2026

The joint regular meeting of the Boards of Directors of The Lakes Metropolitan District Nos. 1, 3-4 (referred to hereafter as "Boards") were convened on Tuesday, January 20, 2026 at 8:30 a.m., via teleconference. The meeting was open to the public.

ATTENDANCE	<u>Directors in Attendance were:</u> Michael Richardson (Districts 1, 3, 4) Erika L. Volling (Districts 1, 3, 4) Joe Hemmelgarn (Districts 1 and 3) Matthew Abbey (District 4) Excused Absentees: Paula Lindamood (District 4) Amy Richardson (Districts 1, 3, 4) Florine Richardson (Districts 1 and 3) <u>Also in Attendance were:</u> Heather Hartung, Esq., WBA, P.C. Kristina Hull and Irene Forgy, Marchetti & Weaver, LLC TaraLee Jackson, Advance HOA
JOINT MEETING	The Boards of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Boards in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.
CALL TO ORDER	Director Volling noted that a quorum of the Boards were present and called the Joint Regular Meeting of the Boards of Directors to order. Director M. Richardson designated Director Volling as the chairperson of the meeting.
DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST & ESTABLISH QUORUM	Director Volling noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State by the District General Counsel, WBA, P.C., seventy-two hours in advance of the meeting. Attorney Hartung requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Hartung noted for the record that there were no new disclosures made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting and in accordance with the statutes. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.
ADMINISTRATIVE MATTERS	**<u>Agenda</u>**: Director Volling distributed for the Boards review and approval an Agenda for the Districts' joint meeting. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Agenda was approved. **<u>Public Comment</u>:** None.

Consent Agenda –The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member. Items on the consent agenda are then voted on by a single motion, second, and voted by the Board.

a. Approval of Minutes from the December 16, 2025 Joint Regular Meeting
b. Adoption of 2026 Joint Resolution Designating Meeting Notice Posting Location

LEGAL MATTERS

Discuss Bid Opening and Review Bids for Landscaping and Irrigation and Fencing – Phase 2: The Board discussed the summary of bids received for Phase 2 landscaping and irrigation and fencing.

Authorize Notice of Award, Proceeding with Construction Contracts and Authorizing Notice to Proceed for Landscaping and Irrigation and Fencing – Phase 2 (No. 1): The Board discussed the Phase 2 landscaping and irrigation and fencing bids and recommendation from Groundworks Development. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Board authorized the Notices of Award, Construction Contracts and authorized the Notices to Proceed for landscaping and irrigation to Mill Brothers Landscape Group and Fencing to Gator Enterprises for Farmlore North Phase 2.

CONSTRUCTION MATTERS

Construction Update:

Filing 1 – Phase 1: Filing 1/Phase 1 remains complete. Work completed and/or still in process includes:

- The landscaping installation is complete. The monument sign lettering is complete.
- The initial acceptance of the landscaping and bond release has been granted.

Phase 2 –Infrastructure work on Phase 2 continues.

- Installation of the interior sewer line, water line, storm drain lines, curb and gutter complete and paving is complete.
- Xcel Energy has installed gas lines and is nearly complete.
- United Power will install electric service in February.
- The off-site sewer project is progressing well both from Potomac east towards Sable along 144th as well as along Sable across the Fulton Ditch.

FINANCIAL MATTERS

Pay Application No. 37 – District No. 4: The Board discussed the Pay Application No. 37 for construction at Farmlore North Phase 1. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Pay Application No. 37 was approved.

Payables of District No. 4: The monthly invoices for payment in addition to the Pay Application were discussed. The Board discussed the invoices for operations and capital costs. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the invoices were approved.

Pay Application No. 15 – District No. 1: The Board discussed the revised Pay Application No. 15 for construction of Phase 2 Improvements. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the Pay Application No. 15 was approved.

Payables of District No. 1: The monthly invoices for payment in addition to the Pay Application were discussed. The Board discussed the invoices for operations and capital costs. Following discussion, upon motion duly made, seconded and, upon vote unanimously carried, the invoices were approved.

OTHER BUSINESS

Next Meeting: The next meeting is on Tuesday, February 17, 2026 at 8:30am via teleconference.

ADJOURNMENT

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

Respectfully submitted,

By: Erika Volling
Secretary for Meeting