

RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
MOUNTAIN SKY METROPOLITAN DISTRICT
HELD
NOVEMBER 17, 2025

A regular meeting of the Board of Directors (the “Board”) of the Mountain Sky Metropolitan District (the “District”) was convened on Monday, November 17, 2025, at 5:30 p.m., via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance:

Kim Martel, President
Christopher Pelton, Treasurer
Stephanie Voss, Secretary

Also In Attendance:

Amy Hord; Public Alliance
Joan Fritsche, Esq.; Fritsche Law, LLC
Avery Weaver and Irene Forgy; Marchetti & Weaver, LLC
Members of the public

ADMINISTRATIVE MATTERS

Call to order and approval of agenda: Ms. Hord called the meeting to order at 6:10 p.m.

Following review, upon a motion made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Quorum, location of meeting and posting of meeting notices: A quorum of the Board was present, and the meeting location (Zoom) and meeting notice posting were confirmed.

Disclosures of potential conflicts of interest: Attorney Fritsche advised that written disclosures are not filed with the Secretary of State because the Directors are property owners and residents of the District.

CONSENT AGENDA The Board considered the following actions:

- Approval of minutes from the August 18, 2025 Regular Meeting.
- Approval of the 2026 Annual Administrative Resolution.
- Adoption of Resolution Determining not to Provide Workers Compensation Insurance Coverage for Uncompensated Members of the Board of Directors
- Ratify approval of Snow Removal Agreement with Custom Lawns, LLP

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

LEGAL MATTERS

Resolution Designating an Official Custodian and a Custodian for Purposes of CORA: Attorney Fritsche reviewed the Resolution Designating an Official Custodian and a Custodian for Purposes of CORA.

Following review and discussion, upon a motion duly made by Director Martel, seconded by Director Pelton and, upon vote, unanimously carried, the Board adopted the Resolution Designating an Official Custodian and a Custodian for Purposes of CORA.

Rules Related to Requests for Inspection of Public Records Pursuant to CORA: Attorney Fritsche reviewed the Rules Related to Requests for Inspection of Public Records Pursuant to CORA.

Following review and discussion, upon a motion duly made by Director Pelton, seconded by Director Martel and, upon vote, unanimously carried, the Board approved the Rules Related to Requests for Inspection of Public Records Pursuant to CORA.

Updated Fritsche Law Engagement Letter (HB25-1090): Attorney Fritsche reviewed the updated Fritsche Law Engagement Letter (HB25-1090).

Following review and discussion, upon a motion duly made by Director Pelton, seconded by Director Martel and, upon vote, unanimously carried, the Board approved the updated Fritsche Law Engagement Letter (HB25-1090).

FINANCIAL MATTERS

Accounts Payable: Ms. Forgy presented the list of accounts payable. Following review and discussion, upon a motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board ratified approval of the accounts payable dated November 17, 2025, in the amount of \$49,252.36.

Financial Statements: Ms. Forgy reviewed the unaudited financial statements for the period ending September 30, 2025.

Following review and discussion, upon a motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ending September 30, 2025.

2025 Audit: Ms. Forgy discussed the 2025 Audit Engagement Letter with the Board.

RECORD OF PROCEEDINGS

Following discussion, upon a motion duly made by Director Martel, seconded by Voss and, upon vote, unanimously carried, the Board approved the engagement of Crady, Puca & Associates, for an amount not to exceed \$6,300.

2026 Public Alliance Rate Schedule: Ms. Hord reviewed the rate sheet with the Board.

Following discussion, upon a motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the 2026 rate schedule with Public Alliance.

2025 Budget Amendment: Ms. Fritsche noted that Notice of the 2025 Budget Amendment Public Hearing was published in the *Fort Lupton Press*, a newspaper having general circulation within the District pursuant to statute. No written comments were received prior to the public hearing.

Director Martel opened the public hearing to consider the proposed 2026 Budget, Amendment no public comments were received, and Director Martel closed the public hearing.

Ms. Forgy reviewed the 2025 Budget Amendment with the Board. Upon motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the Resolution to Amend the 2025 Budget, as presented.

Public hearing on the proposed 2026 Budget and adoption of Resolution to Adopt the 2026 Budget, Appropriate Funds and Set Mill Levies: Ms. Fritsche noted that Notice of the 2026 Public Hearing was published in the *Fort Lupton Press*, a newspaper having general circulation within the District pursuant to statute. No written comments were received prior to the public hearing.

Director Martel opened the public hearing to consider the proposed 2026 Budget, no public comments were received, and Director Martel closed the public hearing.

Ms. Forgy reviewed the draft budget with the Board. Upon motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the Resolution to Adopt the 2026 Budget, Appropriate Funds and Set Mill Levies, as presented.

Other: None.

MANAGEMENT MATTERS

Covenant Control Update: Ms. Hord presented monthly covenant control update and reported on monthly visits and tracking.

RECORD OF PROCEEDINGS

Landscaping Report: The Board agreed to hold a special meeting to discuss landscaping improvements, additional site visits and proposals needed. Discussion will be held to focus on damaged areas of trails and dead trees and to receive proposals. The focus is to have all proposals and approvals complete in February 2026 in hopes to start work in the Spring of 2026.

Design Guidelines: Director Voss presented.

Following discussion, upon a motion duly made by Director Martel, seconded by Director Pelton and, upon vote, unanimously carried, the Board approved the design review for pergolas and modern color schemes.

Landscape Proposals: The Board reviewed the proposal from Custom Lawns.

Following discussion, upon a motion duly made by Director Martel, seconded by Director Pelton and, upon vote, unanimously carried, the Board approved the proposal from Custom Lawns for landscape maintenance.

Other:

DIRECTOR MATTERS

2026 Meeting Schedule: Ms. Hord discussed the 2026 meeting schedule with the Board. Following discussion, upon a motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the proposed meeting schedule of February 16, May 18, August 17 and November 16, 2026 at 5:30 p.m.

OTHER BUSINESS

None.

ADJOURNMENT

Following discussion, upon a motion duly made by Director Martel, seconded by Director Voss 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.

Respectfully submitted,

Signed by:

Stephanie Voss

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Secretary for the Meeting