

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
STERLING RANCH METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”)
HELD
MARCH 24, 2026

A regular meeting of the Board of Directors of the Sterling Ranch Metropolitan District No. 2 (referred to hereafter as the “Board”) was convened on Tuesday, March 24, 2026 at 11:00 a.m. at 2138 Flying Horse Club Drive, Colorado Springs, Colorado and virtually via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Michael Bart; President
Diane C. Black; Secretary
Michael J. Black; Assistant Secretary
Loren J. Moreland; Assistant Secretary

Willie J. Jackson, Treasurer, was absent and excused

Also, in attendance were:

Korben Heim, Alexander Clem and Seef Le Roux; CliftonLarsonAllen LLP (“CLA”)
Sean Allen, Esq.; WBA, P.C.
Sasha Brock; Classic Homes

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 11:03 a.m.

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Moreland, seconded by Director Bart and, upon vote unanimously carried, the Board approved the agenda, as presented.

Disclosures of Potential Conflicts of Interest:

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 and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, if any, and no additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice:

The presence of a quorum was confirmed.

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. The Board determined to conduct the meeting at the physical location and virtually via Microsoft Teams. It was further noted that notice of the time, date, location and video link information was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Upon a motion duly made by Director Moreland, seconded by Director Bart and, upon vote unanimously carried, the Board excused the absence of Director Jackson.

Public Comment:

None.

Minutes from the February 24, 2026 Regular Meeting:

The Board reviewed the minutes of the February 24, 2026 Regular Meeting. Following review, upon a motion duly made by Director Bart, seconded by Director D. Black and, upon vote unanimously carried, the Board approved the Minutes of the February 24, 2026 Regular Meeting, as presented.

2025 Annual Reports:

Following discussion, upon a motion, duly made by Director Bart, seconded by Director Moreland and, upon vote unanimously carried, the Board ratified approval of the 2025 Annual Reports, as presented.

FINANCIAL MATTERS

Schedule of Cash Position, Property Tax Schedule and Property Tax Obligation Summary:

Mr. Le Roux presented the Schedule of Cash Position, Property Tax Schedule and Property Tax Obligation Summary to the Board. Following discussion, upon a motion duly made by Director Bart, seconded by Director D. Black and, upon vote unanimously carried, the Board accepted the Schedule of Cash Position, Property Tax Schedule and Property Tax Obligation Summary, as presented.

2025 Audit Status:

Mr. Le Roux updated the Board, noting that audit work will begin soon.

MANAGER MATTERS

Mr. Heim provided an update on landscaping items to the Board.

DIRECTOR MATTERS

Development Update:

Director Moreland provided an update regarding improvements being made on Sand Creek Channel. It was also noted that the Lennar lots will be completed soon.

In Filing 4, Challenger will be developing 98 lots south of Sterling Ranch Road and Richmond will be developing 48 lots north of Sterling Ranch Road.

Planned Community Center Amenities:

Director Moreland updated the Board regarding planned Community Center amenities. Discussion ensued regarding amenities, community park, and future development of the likely maintenance and operations cost and budget.

Posting of Meeting Minutes and Budgetary Data on the Website:

Statutory Required Documents for Website Posting: Current Fiscal Year Budget/Amendment; Current Audit Report/Exemption; Current Annual Report; Current Boundary Map; Regular and Annual Meeting Schedule; Any Current Year Certified Election Results (Next Election is May 2027); Any Other Documents/Information Deemed Appropriate by Board (ex. Minutes if desired by the Board)

Discussion ensued regarding ADA compliance and statutory required and optional documents to be posted on the website. Following discussion, the Board directed staff to update the contact page and District's minutes page on the website to indicate that website optional records like meeting minutes will be made available upon request.

Cost Estimates for Remediating and Posting Documents on Website:

This matter was previously discussed.

Tab on Website for Contacting District Manager for Public Records Not Required to be on Website:

This matter was previously discussed.

Email Address List for Residents:

The Board discussed having an email address list for residents and various options for residents to opt-in. Following discussion, the Board suggested that staff create an opt-in email list with a QR code that will be provided in closing documents.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 12:01 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting