

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
STERLING RANCH METROPOLITAN DISTRICT NO. 2 (THE “DISTRICT”)
HELD
APRIL 28, 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, April 28, 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
Willie J. Jackson; Treasurer
Michael J. Black; Assistant Secretary
Loren J. Moreland; Assistant Secretary

Also, in attendance were:

Korben Heim and Seef Le Roux; CliftonLarsonAllen LLP (“CLA”)
Sean Allen, Esq.; WBA, P.C.
Sasha Brock; Classic Homes
Members of the Public:
Sarah Steph, Stefan Escanes, Douglas Stimple, James Morley, Charles Collins, Peggy Libbey, and other members of the public

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

Director Bart called the meeting to order at 11:02 a.m.

The Board reviewed the agenda for the meeting and added the discussion item for meeting material availability to the agenda. 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 amended.

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.

Public Comment:

Mr. Stefan Escanes requested the Board consider making meeting documents public in advance of meetings and commented on fence repairs along Wheatland Drive. Discussion ensued.

Minutes from the March 24, 2026 Regular Meeting:

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

FINANCIAL MATTERS

March 31, 2026 Unaudited Financial Statements, Schedule of Cash Position, Property Tax Schedule and Property Tax Obligation Summary:

Mr. Le Roux reviewed the March 31, 2026 Unaudited Financial Statements, Schedule of Cash Position, Property Tax Schedule and Property Tax Obligation Summary with the Board. Mr. Le Roux noted that debt interest payments will be on June 1, 2026 and December 1, 2026. Following discussion, upon a motion duly made by Director Bart, seconded by Director Moreland and, upon vote unanimously carried, the Board accepted the March 31, 2026 Unaudited Financial Statements, Schedule of Cash Position, Property Tax Schedule and Property Tax Obligation Summary, as presented.

2025 Audit Status:

Mr. Le Roux provided an update to the Board. Discussion ensued.

MANAGER MATTERS

None.

DIRECTOR MATTERS

Development Update:

Director Moreland provided an update to the Board.

FAWWA Water Treatment Plant Startup, Resident Feedback Based on Water Quality, Pressure, etc.:

Director Moreland noted improvements and ongoing work.

The Board discussed to continue water operations activity by FAWWA, and system construction designed for build-out much larger than current usage. Discussion on treatment and resident feedback ensued.

Update on Resident Contact List:

Mr. Heim provided an update on the contact list preparation and outreach to the Board. Discussion ensued.

Meeting Materials and Public Comment Discussion:

The Board discussed options regarding making meeting packet materials available for review in advance of meetings. The Board also discussed costs associated with adding meeting packets to the website, remediation of the packets for ADA compliance, and district management administrative costs. Attorney Allen noted that the meeting packet, once delivered to the the Board, often creates a public record but is subject to documents within any given packet being exempt from mandatory inspection in draft form if it qualifies as work product and every packet would need to be evaluated prior to posting on the website and the removal of any exempt documents. Mr. Heim noted that meeting packets are not currently posted to website, but residents may request meeting documents that qualify as public records. No action was taken.

FAWWA Membership Expansion:

Mr. Allen noted that FAWWA has requested that Sterling Ranch Metropolitan District No. 2 consent to Prairie Ridge Metro Districts being added as members of FAWWA. Discussion ensued. No action taken.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Bart, adjourned the meeting at 11:52 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting