

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

Also, in attendance were:

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

ADMINISTRATIVE MATTERS

Call to Order and Agenda:

The meeting was called to order at 11:35 a.m.

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director D. Black, seconded by Director M. Black 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.

Public Comment:

Mr. Escanes inquired about having developer addressing, modifying, repairing, and replacing the originally installed older fencing to closer match the newer fencing being installed in the community. It was noted that the District does not currently have surplus nor sufficient operational funds to pay for the costs associated with updating the original fencing. Director Bart offered to discuss the matter in greater detail with him after the Board meeting

Minutes from the January 27, 2026 Regular Meeting:

The Board reviewed the minutes of the January 27, 2026 Regular Meeting. Following review and discussion, upon a motion duly made by Director Bart, seconded by Director M. Black and, upon vote unanimously carried, the Board approved the Minutes of the January 27, 2026 Regular Meeting, 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 M. Black, 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.

MANAGER MATTERS

None.

DIRECTOR MATTERS

Development Update:

Director Bart commented to Mr. Collins on clearing small rocks and other construction debris from roads being used for construction traffic and at the intersection of Marksheffel Road and Sterling Ranch Road. Discussion ensued regarding the traffic in the intersection. Director Bart noted that there have been marketing signs on Marksheffel blocking the view for vehicles turning from Marksheffel Road to Vollmer Road.

Updates to the common park grading were provided and the 404 permit is progressing and will be submitted in the next couple of weeks.

Mr. Stimple discussed an example in another community. It was noted that the second half of Filing 1 had an install of curb and gutters. The plan is to have the lots open in the summer of 2026. Discussion ensued regarding home sales being sluggish but are continuous.

Additionally, in-fill on the west side is occurring and are slowly progressing east. An update on further development on Copper Chase was provided to the Board.

Planned Community Center Amenities:

The Board discussed development in the area and Sterling Ranch Metropolitan District No.2's involvement and desire to be kept informed and updated on the center's construction timeline, progress and if any user fees be imposed.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director D. Black, seconded by Director Bart and, upon vote, unanimously carried, the meeting was adjourned at 12:01 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting