MINUTES OF THE SPECIAL MEETING OF
LEGACY PARK METROPOLOITAN DISTRICT NOS. 1-5

HELD
July 8, 2026

The Boards of Directors of Legacy Park Metropolitan District Nos. 1-5 held a special meeting, open to the public, at 10:30 a.m., Wednesday, July 8, 2026.

ATTENDANCE

Directors in Attendance:
Conley Smith - President
Dale Bruns - Secretary
Kenneth Spencer - Treasurer
Greg Ludlow - Vice President

Also in Attendance:
Alan Pogue, Alexandra Mejia, Karlie Ogden; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Taylor Tarpley; Cohere Life
Jesse Peckman; Horizon Site Management LLC
Diane Wheeler; Simmons and Wheeler
Jake Spencer, Don Hinson; HMS Development

Directors not in Attendance but Excused:
None

CALL MEETING TO ORDER

The meeting was called to order at 10:31 a.m. by Mr. Scheirman, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

QUALIFICATION OF BOARD MEMBERS/
OATHS OF OFFICE AND BONDS/
CONFLICT OF INTEREST DISCLOSURE

All Board Members confirmed their qualifications to serve on the Boards. Mr. Pogue noted that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's office and with the District's Boards. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. All Board Members have disclosed that they have entered into Agreements for the Sale and Purchase of Real Estate with Legacy Park Investors, LLC. Director Bruns disclosed his relationship with land sellers and the Ludlow family, which may provide services to the Districts. Director Ludlow disclosed his ownership interest in Smilin' 11, LLC, which may provide services to the District, and his personal interest in mineral rights. The

Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

APPROVAL OF AGENDA/CONFIRM MEETING LOCATION/POSTING OF NOTICES

The Boards reviewed the agenda. Upon motion by Director Smith and seconded by Director Spencer, the Board unanimously approved the agenda with removal of II.C, Reverse II.E and II.D – II.D will be done prior to II.E and for II. E the Board will only be reviewing to approving the agreement, not the Notice of Authorization. Mr. Scheirman noted that the meeting was being conducted via MS Teams as indicated on the agenda and confirmed that notice providing the time, date and video link information was duly posted in advance of the meeting.

APPROVAL OF CONSENT AGENDA

Upon motion by Director Smith and seconded by Director Spencer, the Board unanimously approved the consent agenda item:
April 27, 2026 Regular Meeting Minutes with small changes as requested by legal.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Mr. Scheirman opened the meeting for public comment, no public comment was made and closed the public comment period.

DISTRICT ITEMS – EASEMENT AGREEMENT WITH LEGACY PARK INVESTORS, LLC AND OTHER NECESSARY EASEMENT AGREEMENTS FOR SITE 1 MASS GRADING [DISTRICT NO. 2]

Mr. Pogue updated Board regarding the Easement Agreement with Legacy Park Investors, LLC and Other Necessary Easement Agreements for Site 1 Mass Grading. Mr. Pogue relayed that the Developer would not be providing this work the district would and they are currently working on this with outside legal counsel to finalize.

PROPOSALS AND RECOMMENDATION AND AWARD OF CONTRACT FOR FILING 1 MASS SITE GRADING CONTRACT [DISTRICT NO. 2]

Mr. Peckman updated the Board regarding the proposals that have been received regarding the Filing 1 Mass Site Grading Contract. At this time the Engineer is not ready to recommend and still evaluating bids.

CONSTRUCTION MANAGEMENT SERVICES CONTRACT WITH WT EXCAVATING, LLC [DISTRICT NO. 2]

Mr. Pogue presented the Construction Management Services Contract portion of the contract with WT Excavating.

After discussion and upon a motion by Director Smith and seconded by Director Ludlow, the Board unanimously approved

the Construction Management Services Contract subject to final review with legal counsel.

INTEGRATED PROJECT DELIVERY AGREEMENT

Mr. Pogue presented the Integrated Project Delivery Agreement [District No. 2]. Mr. Jake Spencer relayed that there will be many different contracts as the project moves forward.

After discussion and upon a motion by Director Smith and seconded by Director Ludlow, the Board unanimously approved the Integrated Project Delivery Agreement [District No. 2] as presented.

FINANCIAL MANAGEMENT ITEMS –CLAIMS

Ms. Wheeler presented the claims from 8/4/2025 through 6/30/2026.

After discussion and upon a motion by Director Spencer and seconded by Director Smith, the Board unanimously ratified the claims from 8/4/2025 to 6/30/2026.

UPDATE REGARDING 2026 BOND ISSUANCE [DISTRICT NO. 2]

Mr. Pogue updated the Board for the bond issuance and working with the Town of Berthod. At this time, there was no known timeline from when the Town of Berthod would approve plat recording, that would be when the bonds issuance can begin.

LEGAL ITEMS - RESOLUTIONS APPOINTING AUTHORITY BOARD REPRESENTATIVE [DISTRICT NOS. 1-5]

Mr. Pogue presented the Board with the need to set members to the Legacy Park Authority Board that would represent each of the 5 Legacy Park Metropolitan District.

After discussion and upon a motion by Director Spencer and seconded by Director Smith, the Board unanimously approved the appointment of representative Ken Spencer to District 1.

After discussion and upon a motion by Director Spencer and seconded by Director Smith, the Board unanimously approved the appointment of representative Conley Smith to District 2.

After discussion and upon a motion by Director Spencer and seconded by Director Smith, the Board unanimously approved the appointment of representative Greg Ludlow to District 3.

After discussion and upon a motion by Director Spencer and seconded by Director Smith, the Board unanimously approved the appointment of representative Dale Bruns to District 4.

After discussion and upon a motion by Director Spencer and seconded by Director Smith, the Board unanimously approved the appointment of representative Conley Smith to District 5.

OTHER ITEMS

None.

CONTINUATION

The Board continued this special meeting to July 16, 2026 at 10:00am via Microsoft Teams.

The foregoing constitutes a true and correct copy
of the minutes of the above-referenced meeting.
Respectfully Submitted,

*Geol Scheirman*_____

Geol Scheirman, Secretary for the Meeting