

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

HELD
March 4, 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, March 4, 2026.

ATTENDANCE

Directors in Attendance:

Conley Smith - President
Greg Ludlow - Vice President
Kenneth Spencer - Treasurer
Dale Bruns - Secretary

Also in Attendance:

Alan Pogue, Alexandra Mejia; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Taylor Tarpley; Cohere Life
Jesse Peckman; Horizon Site Management LLC
Diane Wheeler, Daisey Garcia; Simmons and Wheeler

CALL MEETING TO ORDER

The meeting was called to order at 10:30 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. Further, Director Spencer disclosed his ownership interest in LP Communities, LLC, the developer within the Legacy Park community. 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 Boards unanimously approved the agenda as presented. 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

The Boards reviewed the items on the Consent Agenda. Upon motion by Director Ludlow and seconded by Director Bruns, the Boards unanimously approved the Consent Agenda. These items include:

- Minutes from January 26, 2026, Regular Meeting.

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 MANAGEMENT
ITEMS

Mr. Peckman presented his letter of recommendation regarding the responses from the Request for Qualifications for the Integrated Project Delivery Agreement.

After review and upon motion by Director Smith and seconded by Director Bruns, the Board of District No. 2 unanimously approved the shortlist of candidates to request for proposals for the project.

Mr. Pogue presented the Agreement for Consulting Services with MuniCap Inc. for external advisory opinion for reimbursement agreement amendment to be ratified.

After review and upon motion by Director Smith and seconded by Director Spencer, the Board of District No. 2 unanimously approved the ratification of the Agreement for Consulting Services with MuniCap Inc.

FINANCIAL MANAGEMENT
ITEMS

None.

LEGAL ITEMS

Mr. Pogue discussed with the Boards the current weekly bond calls with consultants.

OTHER ITEMS

Mr. Pogue discussed establishing the Authority Board and is working on that agreement with his team.

ADJOURNMENT

There being no further business to come before the Boards and upon motion from Director Smith, the meeting was adjourned at 10:39 a.m.