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

HELD
September 28, 2026

The Boards of Directors of Legacy Park Metropolitan District Nos. 1-5 held a regular meeting, open to the public, at 10:30 a.m., Monday, September 28, 2026.

ATTENDANCE

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

Also in Attendance:
Alan Pogue, Alexandra Mejia, Karlie Ogden; Icenogle Seaver Pogue, P.C.
Geol Scheirman, Taylor Tarpley, Lyndsey Paavilainen; Cohere Life
Jesse Peckman; Horizon Site Management LLC
Diane Wheeler; Simmons and Wheeler
Jake Spencer, Kevin Mulshine; Don Hinson; HMS Development
Kendall Hahn, Ed Bulleit; Raymond James and Associates

Directors not in Attendance but Excused:
None

CALL MEETING TO ORDER

The meeting was called to order at 10:32 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 Bruns, the Board unanimously approved the agenda with the addition of Consider Approval of Engagement Letter with Raymond James and Associates under item III.A. 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

No items for consent agenda for approval.

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-PROFESSIONAL SERVICE CONTRACT – SPECIAL INSPECTION – GEO TESTING

Mr. Peckman presented the current status of the project with ariel photos of the site and the proposal of the for Geo Testing of the site from EEC Geotechnical.

After discussion and upon a motion by Director Ludlow and seconded by Director Bruns, the Board unanimously approved the District Engineer to continue to negotiation for a not to exceed $500,000 for Phase 1 and Phase 2 and to be ratified at the October 26th, 2026 meeting.

SURVEY CONSTRUCTION STAKING

Jesse Peckman and Jake Spencer presented the proposal for Survey Construction Staking proposal.

After discussion and upon a motion by Director Smith and seconded by Director Spencer, the Board unanimously approved the District Engineer to continue to negotiation for better understanding of the scope for both vendors proposal.

LEGAL ITEMS

Mr. Pogue presented the Engagement Letter with Raymond James and Associates with their recent name change. Mr. Bullet with Raymond James and Associates requested that the Exhibit A also include Piper Sandler in the document.

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

engagement letter with Raymond James and Associates with the addition of Piper Sandler to Exhibit A.

FINANCIAL ITEMS

Ms. Wheeler presented the claims through September 22, 2026.

Upon a motion by Director Spencer and seconded by Director Smith, the Board unanimously approved the claims as presented.

OTHER ITEMS

Ms. Ogden reminded the group for the next meeting there will be a representative in Berthod for the October 26, 2026 meeting.

Directly Conley requested and update regarding the bond documents. Mr. Pogue updated the Board with the current status.

Mr. Mulshine requested clarification on how payments to subcontractors will be made. Mr. Pogue relayed that this would be approved and paid on a monthly basis.

ADJOURNMENT

With no further business and by a motion made by Director Smith the meeting was adjourned at 11:02am.

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

Respectfully Submitted,

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Geol Scheirman, Secretary for the Meeting