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RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 3-10 HELD JANUARY 23, 2026

A Special Meeting of the Boards of Directors (referred to hereafter as "Boards") of the Cottonwood Creek Metropolitan District Nos. 3-10 (referred to hereafter as "Districts") was convened on Monday, the 23rd day of January, 2026 via teleconference. The meeting was open to the public.

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ATTENDANCE

Directors In Attendance Were:
Megan Waldschmidt
Alex Adams
Paige Langley

Following discussion, upon motion duly made and seconded, the Boards excused the absence of Director Spehalski.

Also In Attendance Were:
AJ Beckman; Public Alliance, LLC

Audrey Johnson, Esq.; WBA, PC

Molly Brodlun, and Irene Forgy; Marchetti & Weaver, LLC

Siena Mauvais; Westside Investment Partners, Inc.

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DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: Attorney Johnson advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Johnson reported that disclosures for those directors that provided WBA, PC with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were confirmed by the directors.

Attorney Johnson inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the directors present was necessary to obtain a quorum or to otherwise enable the Boards to act.

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ADMINISTRATIVE MATTERS

Agenda: Mr. Beckman distributed for the Boards' review and approval a proposed agenda for the Districts' Special Meeting.

Following discussion, upon motion duly made and seconded, the Boards approved the agenda, as amended.

Director Matters:

Board Vacancy: The Boards considered appointment of qualified individual Siena Mauvais to each Board of Directors of District Nos. 3-5 to fill a current vacancy. A Notice of Vacancy was published on January 1, 2026 in a newspaper of general circulation within the Districts.

Following discussion, and upon motion duly made and seconded, the Boards of District No. 3-5 appointed Siena Mauvais to the Boards of Directors and directed the Oaths of Office be administered within 30 days.

Election of Officers: Following discussion and review, upon a motion duly made and seconded, the Boards of District Nos. 3-5 elected the following slate of officers:

President:	Megan Waldschmidt
Vice President:	Paige Langley
Secretary/Treasurer:	Alex Adams
Assistant Secretary:	James Spehalski
Assistant Secretary:	Siena Mauvais

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

The consent agenda items were presented to the Boards. Mr. Beckman advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, or adopted, as applicable.

a. District Nos. 3-5
   i. Approval of Regular Meeting Minutes from December 17, 2025.
   ii. Approval of Payment of Claims (District No. 5).
   iii. Rescission of Approval of Construction Funding and Reimbursement Agreement between District No. 5 and BOAC Cottonwood Property LLC (District No. 5).

b. District Nos. 6-10
   i. Administrative Matters

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1. Adoption of 2026 Annual Administrative Resolution.
2. Adoption of Resolution Providing for the Defense and Indemnification of Directors and Employees of the District.
3. Adoption of Resolution Adopting the Colorado Special District Records Retention Schedule.
4. Adoption of Resolution Adopting of Public Records Request Policy.
5. Adoption of Resolution Designating the District's 24-hour Posting Location.
6. Adoption of Resolution Adopting Procurement Policy.
7. Approval of Notice to Electors - § 32-1-809, C.R.S.
8. Acknowledgement of Recording of Special District Public Disclosure Document as required by § 32-1-104.8, C.R.S.
9. Approval of Special District Disclosure Pursuant to Service Plan.
10. Ratification of Service Plan Intergovernmental Agreement with the City of Aurora.
11. Approval of WBA, PC Engagement Letter for General Counsel Services.
12. Approval of Marchetti & Weaver Engagement Letter for Accounting Services.

FINANCIAL MATTERS

District Nos. 3-5:

Resolution Accepting District Eligible Costs: The Board of District No. 5 entered into discussion to consider adoption of a Resolution Accepting District Eligible Costs Identified in the Engineer's Report and Certification No. 7 by Ranger Engineering, LLC pursuant to the Reimbursement Agreement with BOAC Cottonwood Property, LLC.

Following discussion, upon motion duly made and seconded, the Board of District No. 5 adopted the Resolution.

Requisition No. 8 under the Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025 for District No. 5: The Board of District No. 5 entered into discussion to consider approval of Requisition No. 8 under the Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025in the amount of $271,240.46.

Following discussion, upon motion duly made and , seconded, the Board of District No. 5 approved Requisition No. 8, in the amount of $271,240.46.

Resolution Concerning Authorization for Payment of Claims for District No. 5: The Board of District No. 5 reviewed a Resolution Concerning Authorization for Payment of Claims.

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Following discussion, upon motion duly made and seconded, the Board of District No. 5 adopted the Resolution Concerning Authorization for Payment of Claims.

District Nos. 6-10:

2026 Budgets: The Boards of District Nos. 6-10 opened public hearings to consider adoption of the proposed 2026 Budgets.

It was noted that publication of notice stating that the Boards would consider adoption of the 2026 Budgets and the date, time and place of the public hearing was made in a newspaper having general circulation within the Districts. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made and seconded, the Boards of District Nos. 6-10 adopted the Resolutions Adopting the 2026 Budgets and Appropriating Funds.

Bank Accounts: The Boards of District Nos. 6-10 entered into discussion regarding the establishment of bank accounts. It was noted that District Nos. 6-10 are intending to go inactive and do not need bank accounts at this time as District No. 5 serves as the coordinating district.

Bill.com: The Boards of District Nos. 6-10 entered into discussion regarding the establishment of a Bill.com account and the procedures for the review and approval of invoices. It was noted District No. 5 serves as the coordinating district and no bill.com was necessary at this time.

Execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Application for Colorado Sales Tax Exemption Number; and (3) Application for Assignment of PDPA Numbers: The Boards of District Nos. 6-10 entered into discussion regarding the execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Application for Colorado Sales Tax Exemption Number; and (3) Application for Assignment of PDPA Numbers.

Following discussion, upon motion duly made and seconded, the Boards approved the execution of (1) Form SS-4 Application for Federal Employer Identification Number; (2) Application for Colorado Sales Tax Exemption Number; and (3) Application for Assignment of PDPA Numbers.

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RECORD OF PROCEEDINGS

CONSTRUCTION MATTERS

Property Acquisition (District No. 5): The Board of District No. 5 entered into discussion regarding the status of the acquisition of property owned by Keith and Brandi Goldstein, and Patrici Menchaca-Telles and Saul Solis Varela and Angel Soli. Director Waldschmidt reported that special counsel has filed the necessary documentation with the court and that acquisition of the property is anticipated within the next several weeks.

Construction Update:

Filing No. 1A-1C Grading (Hudick): It was noted that a majority of the work has been completed. Construction is temporarily paused pending approvals from the City of Aurora and is expected to resume within the next several weeks.

Filing No. 1A-Phase 1C Rye Grass Channel (Hudick): It was noted that a majority of the work has been completed. Construction is temporarily paused pending approvals from the City of Aurora and is expected to resume within the next several weeks.

LEGAL MATTERS

First Amendment to District Coordinating Services Agreement: The Boards reviewed the First Amendment to District Coordinating Services Agreement.

Following discussion, upon motion duly made and seconded by, the Boards approved the First Amendment to District Coordinating Services Agreement.

Resolution Declaring Inactive Status for District Nos. 6-10: The Boards of District Nos. 6-10 reviewed a Resolution Declaring Inactive Status.

Following discussion, upon motion duly made and seconded, the Boards of District Nos. 6-10 adopted the Resolution Declaring Inactive Status.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

There being no further business to come before the Boards at this time, upon motion duly made and seconded the meeting was adjourned.

Respectfully submitted,

Signed by:

By Alex Adams

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Secretary for the Meeting