

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE COTTONWOOD CREEK METROPOLITAN DISTRICT NOS. 3-5 HELD MAY 20, 2026

A regular meeting of the Boards of Directors (referred to hereafter as "Boards") of the Cottonwood Creek Metropolitan District Nos. 3-5 (referred to hereafter as "Districts") was convened on Wednesday, the 20th day of May, 2026, via teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Megan Waldschmidt
Paige Langley
Alex Adams
James Spehalski
Siena Mauvais

Also In Attendance Were:

AJ Beckman; Public Alliance, LLC

Audrey Johnson, Esq. and Kristin J. Bowers, Esq.; WBA, PC

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

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.

ADMINISTRATIVE MATTERS

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

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Following discussion, upon motion duly made by Director Adams and seconded by Director Langley, the Boards approved the agenda, as presented.

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 by Director Langley, seconded by Director Adams and, with Director Spehalski abstaining, the following items on the consent agenda were approved, ratified, or adopted, as applicable.

- a. Approved Regular Meeting Minutes from April 15, 2026
 - b. Ratified Payment of Claims (District No. 5)
 - c. Accepted Unaudited Financial Reports
 - d. Ratified Drainage Improvements Easement with East Side Sunset, LLC (District No. 5)
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LEGAL MATTERS

Crestone Peak/Civitas Easements (District No. 5): Attorney Johnson updated the Board on the status of the Crestone Peak/Civitas Easements. Director Adams noted he is still working with Crestone Peak on the three easements.

FINANCIAL MATTERS

2025 Audit: The Board of District No. 5 entered into discussion regarding the status of the 2025 Audit. Ms. Brodlun reported that the audit is currently in process and is anticipated to be ready for Board review and approval at the June 17, 2026 meeting.

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. 11 by Ranger Engineering, LLC pursuant to the Reimbursement Agreement with BOAC Cottonwood Property, LLC.

Following discussion, upon motion duly made by Director Adams, seconded by Director Langley and, with Director Spehalski abstaining, the Board of District No. 5 adopted the Resolution, subject to receipt of the Accountant's Certification.

Requisition No. 12 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. 11 under the Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2025 in the amount of \$413,197.48.

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Following discussion, upon motion duly made by Director Langley, seconded by Director Adams and, with Director Spehalski abstaining, the Board of District No. 5 approved Requisition No. 12, in the amount of \$413,197.48.

Other Financial Matters: There were no other financial matters.

CONSTRUCTION MATTERS

Construction Update:

Filing No. 1A-Phase 1C Rye Grass Channel (Hudick): It was noted the project is nearing completion.

Change Order No. 2 from Hudick Excavating Inc. d/b/a HEI Civil for the RCP Crossing Under East Jewell Avenue: The Board reviewed Change Order No. 2 from Hudick Excavating Inc. d/b/a HEI Civil for the RCP Crossing Under East Jewell Avenue.

Following discussion, upon motion duly made by Director Langley, seconded by Director Adams and, with Director Spehalski abstaining, the Board of District No. 5 ratified approval of Change Order No. 2 from Hudick Excavating Inc. d/b/a HEI Civil for the RCP Crossing Under East Jewell Avenue, in the amount of \$163,283.

Filing No. 1A- Phase 1B and a portion of Phase 1A Project: It was noted that the project was awarded to Jones Infrastructure, LLC and that the contractor is currently working to obtain the necessary permits. Construction activities are anticipated to commence in June 2026.

Notice of Award to Jones Infrastructure, LLC: The Board reviewed the Notice of Award to Jones Infrastructure, LLC.

Following discussion, upon motion duly made by Director Adams, seconded by Director Mauvais and, with Director Spehalski abstaining, the Board of District No. 5 ratified approval of the Notice of Award to Jones Infrastructure, LLC.

Contract with Jones Infrastructure, LLC: The Board reviewed the Contract with Jones Infrastructure, LLC.

Following discussion, upon motion duly made by Director Adams, seconded by Director Mauvais and, with Director Spehalski abstaining, the Board of District No. 5 ratified approval of the Contract with Jones Infrastructure, LLC.

OTHER BUSINESS

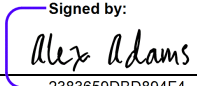
There was no other business to discuss.

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ADJOURNMENT

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

Respectfully submitted,

By  _____
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Secretary for the Meeting