

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SADDLER RIDGE METROPOLITAN DISTRICT  
HELD  
FEBRUARY 25, 2026

A special meeting of the Board of Directors (the “Board”) of the Saddler Ridge Metropolitan District (the “District”) was convened on Wednesday, February 25, 2026, at 1:00 p.m., via Zoom. The meeting was open to the public.

**Attendance**

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Kenneth Jochims  
Dave Seidl  
David Bayliff  
Patrick Zimmerman  
Ryan D. Hull

**Also present were:** Ryan Stevens, Public Alliance, District Management; Heather L. Hartung, WBA, P.C. General Counsel; Molly Brodlun, Marchetti & Weaver, District Accountant; Nick Marcotte, Bowman Company; Michael Katalinich, JVA Consulting Engineers and members of the public.

**Call to  
Order/Declaration of  
Quorum**

Mr. Stevens noted that a quorum of the Board was present, and the meeting was called to order at 1:03 p.m.

**Director Disclosures**

Ms. Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Hartung reported that disclosures for those directors that provided WBA, P.C. with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Hartung inquired into whether members of the Board 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 members present was necessary to obtain a quorum or to otherwise enable the Board to act.

**Approval of Agenda**

The Board reviewed the proposed agenda for the meeting. Following discussion, upon motion duly made by Director Jochims, seconded by Director Bayliff and, upon vote carried, the Board unanimously approved the agenda, as amended.

## **Consent Agenda**

The Board was presented with the consent agenda items. Following discussion, upon motion duly made by Director Jochims, seconded by Director Zimmerman and, upon vote carried, the Board unanimously voted to approve the following actions:

- a. Approval of December 8, 2025 Special Meeting Minutes.
- b. Ratify approval of Seventh Addendum to ICA with Ramey Environmental Compliance for ORC and Professional Services.
- c. Ratify approval of ICA with Pink Truck Landscaping for Landscape and Snow Removal Services.
- d. Ratify approval of First Amendment to ICA with Pink Truck Landscaping for Landscape and Snow Removal Services.
- e. Acknowledge Three New E-One Pump Easements.
- f. Acceptance of 2025 Annual Report on the Service Plan.

## **Water Matters**

**Water Reclamation Facility Capacity Evaluation provided by JVA Consulting Engineers:** Mr. Katalinich reviewed the draft Water Reclamation Facility Capacity Evaluation with the Board. Discussions occurred relating to the data utilized for the calculations and the Board requested that additional data be considered. The Board will review the updated Water Reclamation Facility Capacity Evaluation at the March 10, 2026 meeting.

**Letter Agreement from JVA Consulting Services for Requested additional design services:** The Board reviewed the Letter Agreement from JVA Consulting Services for Requested additional design services and associated costs.

Following discussion, upon motion duly made by Director Jochims, seconded by Director Seidl and, upon vote carried, the Board unanimously voted to adopt water use per equivalent residential unit (used by Greeley) to meet all residential development, address commercial development on a case-by-case basis and approve the Letter Agreement

**Commitment Letter to Provide Wastewater Treatment Services to Tracts 7 & 8 and Consider Action Based on New Report:** Ms. Hartung noted that she is unable to locate a Wastewater Will Serve Letter for Tracts 9 & 10. The Wastewater Will Serve Letter for Tracts 7 & 8 relates only to residential properties and does not include commercial properties. The Board deferred further discussion.

**District Providing Comments to the Town of Severance Regarding Development Plans Submitted for Tracts 7 & 8 and 9 & 10:** The Board deferred discussion until after the final Water Reclamation Facility Capacity Evaluation was provided

**Current Will Serve Letter from North Weld County Water District and Validity Date:** Ms. Hartung noted that the Will Serve Letter from

North Weld County Water District was issued on September 3, 2025 and is good for one year. She also noted that Special Counsel is monitoring.

**Requirement of a Title Report for the North Weld County Water District Easements:** Attorney Hartung reported that that North Weld County Water District is requiring the District obtain a Title Report in conjunction with these easements. She noted that special counsel is working with the County to remove this requirement and to finalize the language for the easements

**Development of Tracts 9 & 10 and Tracts 7 & 8:** Mr. Ulicny provided an update on Tracts 9 & 10. Ms. Hartung provided an update on Tracts 7 and 8.

**Construction of Waterline (District and Liberty) and Timing:** There were no updates provided.

**Status of Water Service Agreement and Amendment to Waster Service Agreement:** There were no updates provided.

**Other:** None.

**Management Matters**

**Status of Regulation 29 Reporting for 2025 Season:** Mr. Stevens provided status of Regulation 29 Reporting for the 2025 season. He will continue to work with the prior landscaping company to satisfy the reporting requirements

**Other:** None.

**Legal Matters**

**Increase in Monthly Streamline Fee for the District's Website:** The Board discussed the fee increase from Streamline for the District's website.

Following discussion, upon motion duly made by Director Bayliff, seconded by Director Jochims and, upon vote carried, the Board unanimously voted to approve the fee increase from Streamline for the District's website.

**Two Permanent Water Easements Requested by North Weld County Water District Being Reviewed by the District's Special Counsel and Consider Approval of Permanent Water Easements, if available:** The Board deferred discussion.

**Crossing License Agreement with Cactus Hill Ranch Company for Underground Water Line:** The Board deferred discussion.

**Status of E-One Pump Easements:** Ms. Hartung provided an update. Two additional E-One Pump Easements have been received.

**Offer from Elevation Midstream Regarding Surface Use Agreement:**

Ms. Hartung presented the offer from Elevation Midstream regarding Surface Use Agreement. The Board discussed the potential financial impact if oil is not drilled on pad in Outlot 4. No action was taken on the settlement offer. Elevation requested access to the District's property to conduct a civil survey.

Following discussion, upon motion duly made by Director Bayliff, seconded by Director Jochims and, upon vote carried, the Board unanimously voted to authorize Elevation Midstream access to conduct a civil survey.

**Town's Request to Use Driveway:** Ms. Hartung discussed the Town's requirement that the company working near the District's property along the highway must have a flagger to assist with traffic during the construction. The Town contacted the District and requested that the contractor be able to utilize the District's property. Ms. Hartung recommended that, if the District wishes to authorize such use, that a temporary license agreement be prepared outlining the specific uses; the time period for the specific uses; to protect the District from any liability related to the use; to request compensation for the use of the District property and to require any damage to the District's property be repaired by the contractor.

Following discussion, upon motion duly made by Director Seidl, seconded by Director Jochims and, upon vote carried, the Board unanimously voted to authorize the Attorney to contact the contractor and draft a temporary license agreement.

**Other:** None.

**Financial Matters**

**Claims/Payables:** Ms. Forgy reviewed the claims with the Board.

Following discussion, upon motion duly made by Director Jochims, seconded by Director Seidl and, upon vote, unanimously carried, the Board approved the payment of claims, in the amount of \$134,896, as presented.

**Status of 2025 Audit:** Ms. Forgy reported that the Audit will be presented at the May meeting.

**Public Comment**

Mr. Hasund noted his concerns regarding irrigation for this spring and concerns about underground water drainage behind his house.

The Board requested that Pink Truck address trail maintenance and other matters and provide recommendations and quotes for remediation.

**Other Business**

None.

**Adjourn**

There being no further business to come before the Board, and upon motion duly made by Director Jochims, seconded by Director Seidl, and upon vote, unanimously carried, the meeting was adjourned.

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

Signed by:

*David Bayliff*

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Secretary