

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
SADDLER RIDGE METROPOLITAN DISTRICT
HELD
DECEMBER 8, 2025

A special meeting of the Board of Directors (the “Board”) of the Saddle Ridge Metropolitan District (the “District”) was convened on Tuesday, December 8, 2025, at 12:00 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
Patrick Zimmerman
Ryan D. Hull

Following discussion, upon motion duly made by Director Jochims, seconded by Director Seidl and, upon vote carried, the absence of David Bayliff was excused.

Also present were: Ryan Stevens, Public Alliance, District Management; Heather L. Hartung, WBA, P.C. General Counsel; Irene Forgy, Marchetti & Weaver, District Accountant

**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 12:02 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 Seidl and, upon vote carried, the Board unanimously approved the agenda, as presented.

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 November 4, 2025 Regular Meeting Minutes.
- b. Ratify Independent Contractor Agreement with JVA for Engineering Services Relating to Wastewater Treatment Plant and Capacity.
- c. Ratify Engagement of Special Counsel for Water Matters.
- d. Ratify Second Addendum to Independent Contractor Agreement with Element Engineering, a Bowman company, for Transmission Main Construction Project Post Award Forward.
- e. Ratify Seventh Addendum to Independent Contractor Agreement with Ramey Environmental Compliance, Inc. for Confined Space Entry.
- f. Ratify Agreement with Generator Source for 2026 Maintenance.

Water Matters

Request from Town for Comments on Plans Submitted by Liberty and TKD Land and Cattle for Tracts 7 & 8 and 9 & 10: Ms. Hartung discussed with the Board. Ms. Hartung reported to the Board that the Town initially was reluctant to send the District the plans but then realized that since the District provides wastewater services the District needed to review. Ms. Hartung noted that emails were sent to the Town letting them know of processing time for report and that she would back in touch with them once the report from JVA has been received.

Flow and Capacity of Wastewater Treatment Plant: Ms. Hartung discussed with the above.

Construction of Waterline (District, Liberty and TKD Land and Cattle) and Timing: Ms. Hartung discussed the construction of the waterline which, a portion of, will be on District property and a portion will be on non-District property. The District will work with Liberty Savings Bank with the construction of the waterline to determine the best course of action for savings and cost efficiencies. This may result in Liberty Savings Bank being responsible for the construction project with the District providing payment to Liberty for its portion of the project. No action was taken.

Status of Water Service Agreements: Ms. Hartung noted that the agreements will be reviewed by the District's special counsel once drafted.

2026 Fees from Ramey Environmental Compliance, Inc. for ORC and Professional Services: Ms. Hartung reported that they have not received 2026 fees from Ramey Environmental Compliance, Inc. for ORC and Professional Services.

Following discussion, upon motion duly made by Director Jochims, seconded by Director Seidl and, upon vote carried, the Board approved the 2026 fees from Ramey Environmental Compliance, Inc. for ORC and Professional Services, in an not to exceed a 10% increase from last year.

Ms. Hartung noted that she will prepare an addendum once fees have been received.

Management Matters

Proposal for 2026 Landscaping Services: Director Hull reviewed the proposals with the Board. No action was taken at this time.

Proposal for 2026 Snow Removal Services: Director Hull reviewed the proposals with the Board. It was noted that most companies submitting landscaping proposals have submitted snow removal proposals at hourly rates. Ms. Hartung sent an email to the existing company to see if they will provide a one-time service, if needed.

Independent Contractor Agreement for District Management Services with Public Alliance: Mr. Stevens reviewed with the Board.

Following discussion, upon motion duly made by Director Jochims, seconded by Director Seidl and, upon vote carried, the Board approved the Independent Contractor Agreement for District Management Services with Public Alliance.

Account Number 1290067-001 Covenant Issues: The Board discussed the covenant issues. Following discussion, upon motion duly made by Director Jochims, seconded by Director Seidl and, upon vote carried, the Board waived covenant enforcement fines for this account.

Other: None.

Legal Matters

Remaining Bond Funds, Usage and Procedures (Waterline): Ms. Hartung updated the Board on the remaining bond funds, usage and procedures.

Updated Snow Map Submitted to Town: Ms. Hartung updated the Board on the snow map submitted to the Town for plowing of the bus route.

Acknowledge Termination of Snow Removal Services from JD Enterprises Effective December 31, 2025: The Board acknowledged the Termination of Snow Removal Services from JD Enterprises Effective December 31, 2025.

Other: None.

Financial Matters

Ms. Forgy reported that the mill levy certification has been filed and that they will handle the Budget filings.

Public Comment

None.

Other Business

The Board discussed the community gardens that are not in good shape.

Adjourn

There being no further business to come before the Board, and upon motion duly made, seconded, 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