MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BELFORD SOUTH METROPOLITAN DISTRICT HELD AUGUST 12, 2025

A Special Meeting of the Board of Directors (the "District Board") of the Belford South Metropolitan District (the "District"), was convened on Tuesday, August 12, 2025, at 12:00 p.m. by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors Present:
Lawrence Jacobson, President
Jeffrey Jacob Schroeder, Vice President
Blake Amen, Secretary/Treasurer
Megan Waldschmidt, Assistant Secretary
Paige Langley, Assistant Secretary

Also Present:
Justin Janca; Public Alliance, LLC

Kristin Bowers, Esq. and Audrey Johnson, Esq.; P.C.

Diane Wheeler; Simmons and Wheeler PC

ADMINISTRATIVE MATTERS

Call to Order and Agenda: The meeting was called to order at 12:03 p.m. Mr. Janca distributed, for the Board's review and approval, a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Jacobson, and upon vote unanimously carried, the agenda was approved, as amended.

Disclosures of Potential Conflicts of Interest: The Board was advised that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Bowers 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 Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Attorney Bowers inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Quorum, Location of Meeting, Posting of Meeting Notice: The Board confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. This meeting was conducted via Zoom and encouraged public participation via Zoom. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Public Comments: There were no public comments.

DIRECTOR MATTERS

Election of Officers: Following discussion and review, upon a motion duly made by Director Schroeder, seconded by Director Jacobson and, upon vote unanimously carried, the Board elected the following slate of officers:

President:	Lawrence Jacobson
Vice President:	Jeffrey Jacob Schroeder
Secretary/Treasurer:	Blake Amen
Assistant Secretary:	Megan Waldschmidt
Assistant Secretary:	Paige Langley

DEVELOPMENT ACTIVITY UPDATE

There was no update at this time.

CONSENT AGENDA

The Board then considered the following actions:

- Approved Interim Claims and Director's Fees and Current Claims.
- Accepted Unaudited Financial Statements, Schedule of Cash Position, Schedule of Property Tax Collections and current claims.
- Ratified Termination Letter with CliftonLarsonAllen, LLP for Management and Accounting Services.
- Ratified Independent Contractor Agreement with Public Alliance LLC for District Management Services.
- Ratified Engagement Letter with Simmons & Wheeler for Accounting Services.
- Ratification of Engagement Letter with Wipfli LLP to perform the 2024 Audit.
- Ratified Request for Extension of Audit.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Langley, and upon vote unanimously carried, the Board deferred the Minutes from the October 16, 2025 Special Meeting and approved the Consent Agenda as amended.

ENGINEERING MATTERS – RICK MOORE

There were no engineering matters at this time.

FINANCIAL MATTERS

2024 Audit: Ms. Wheeler presented the 2024 Audit to the Board.

Following discussion, upon motion duly made by Director Amen, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board approved the 2024 Audited Financial Statements and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter by the Auditor.

LEGAL MATTERS

Resolution Calling November 4, 2025 Election: The Board reviewed a Resolution Calling November 4, 2025 Election.

Following discussion, upon motion duly made by Director Schroeder, seconded by Director Waldschmidt and, upon vote, unanimously carried, the Board adopted the Resolution Calling November 4, 2025 Election.

MANAGER MATTERS

Property and Liability Schedule: The Board entered into discussion regarding the Property and Liability Schedule. The Board directed Public Alliance, LLC to confirm that all property and liability schedules are current.

Amendments to Fee Resolutions: The Board entered into discussion regarding the Amendments to Fee Resolutions. It was noted that no amendments are necessary at this time.

Collection and Special Counsel Engagement: The Board entered into discussion regarding the Collection and Special Counsel Engagement. It was noted that no engagement of Special Counsel is required at this time.

OTHER BUSINESS

Director Schroeder reported to the Board Century Communities is close to completing construction.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Schroeder, seconded by Director Waldschmidt, and upon vote unanimously carried, the meeting was adjourned at 12:42 p.m.

Respectfully submitted,

DocuSigned by:

By BLAKE AMEN

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Secretary for the Meeting