

## RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
MOUNTAIN SKY METROPOLITAN DISTRICT  
HELD  
FEBRUARY 24, 2026

A special meeting of the Board of Directors (the “Board”) of the Mountain Sky Metropolitan District (the “District”) was convened on Tuesday, February 24, 2026, at 5:30 p.m., via Zoom. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance:

Kim Martel, President  
Christopher Pelton, Treasurer  
Stephanie Voss, Secretary

#### Also In Attendance:

AJ Beckman and Alex Simpson; Public Alliance  
Joan Fritsche, Esq.; Fritsche Law, LLC  
Avery Weaver and Irene Forgy; Marchetti & Weaver, LLC  
Chris Dageenakis; Custom Lawns

### ADMINISTRATIVE MATTERS

**Call to order and approval of agenda:** Mr. Simpson called the meeting to order at 5:34 p.m.

Following review, upon a motion made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Quorum, location of meeting and posting of meeting notices:** A quorum of the Board was present, and the meeting location (Zoom) and meeting notice posting were confirmed.

**Disclosures of potential conflicts of interest:** Attorney Fritsche advised that written disclosures are not filed with the Secretary of State because the Directors are property owners and residents of the District.

**CONSENT AGENDA** The Board considered the following actions:

- Approval of minutes from the November 17, 2025 Regular Meeting and November 17, 2025 Annual Meeting.

Following discussion, upon motion duly made by Director Pelton, seconded by Director Martel and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

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**LEGAL MATTERS**     **None.**

**FINANCIAL MATTERS**

**Accounts Payable:** Ms. Forgy presented the list of accounts payable. Following review and discussion, upon a motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board ratified approval of the accounts payable dated February 24, 2026, in the amount of \$40,850.90.

**Financial Statements:** Ms. Forgy reviewed the unaudited financial statements for the period ending December 31, 2025.

Following review and discussion, upon a motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the unaudited financial statements for the period ending December 31, 2025.

**Other:** None.

**MANAGEMENT MATTERS**

**Landscaping Report:** Mr. Dageenakis reported that he walked the property with Director Martel and Ms. Hord from Public Alliance to discuss repairs to paths and tree and landscaping replacements.

Director Voss asked if irrigation is working in active areas and other areas as well. Mr. Dageenakis noted that there is no irrigation in native areas, but it is working properly in manicured areas.

Director Pelton inquired about grass seed being spread in certain open space areas. Director Martel noted that the area referenced is part of Tract C in the cul-de-sac area which will be considered this spring. Ms. Frische noted that landscaping in Tract C will be completed once the detention pond work in Tract A is completed by the development to the north.

**Landscape Proposals:** The Board reviewed the proposal from Custom Lawns for 2026 landscape maintenance.

Following discussion, upon a motion duly made by Director Martel, seconded by Director Voss and, upon vote, unanimously carried, the Board approved the proposal from Custom Lawns, LLC for landscape maintenance.

**Other:**

**DIRECTOR MATTERS**

**None.**

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### OTHER BUSINESS

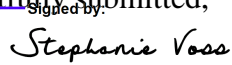
Director Martel inquired about obtaining grant funding from the City of Fort Lupton for fencing and sidewalk upgrades.

### ADJOURNMENT

Following discussion, upon a 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.

Respectfully submitted,

Signed by:  


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Secretary for the Meeting