

RECORD OF PROCEEDINGS

MINUTES OF A STATUTORY ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE VENTANA METROPOLITAN DISTRICT HELD JULY 21, 2025

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Board of Directors (the “Board”) of the Ventana Metropolitan District (the “District”) was convened on Monday, July 21, 2025, at 5:30 p.m., via Zoom Meeting. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Mick Schuhmacher

Also In Attendance Were:

Dominique Devaney and Amy Hord; Public Alliance, LLC, District Manager

Tate Crosby; White Bear, Ankele, Tanaka, & Waldron, District General Counsel

Jessica Harris; Public Alliance, Lifestyle Assistant

LaMont Harris; Clifton Larson Allen, District Accountant

ANNUAL MEETING Call to Order: The Annual Meeting was called to order at 5:30 p.m.

ITEMS

Presentation Regarding the Status of the Public Infrastructure Projects Within the District: Director Schuhmacher provided an update on the status of public infrastructure projects within the District. He reported that Ventana South 2 has been fully paved and is planned for buildout with 72 residential units. The District is currently awaiting finalization of building permits from the City of Fountain. A sales home will be constructed for demonstration purposes once permits are issued.

Director Schuhmacher noted that the internal park within Ventana South 2 will not be completed until a majority of the homes are constructed, to ensure safety for children residing in the community. Trails within South 2 will connect to the existing trail system located along the eastern boundary of the community.

Director Schuhmacher further reported that Filing No. 3, consisting of 36 lots located northwest of Traders Parkway, is currently under review by the City of Fountain. Filing No. 4, also under review with the City, is planned to include 66 paired homes with shared garage space.

Outstanding Bonds: Mr. Harris reviewed the outstanding bonds.

