RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

CACHE METROPOLITAN DISTRICT NO. 1

Held: Tuesday, April 28, 2026, at 11:00 a.m., via an online meeting at: https://zoom.us/j/82105115457, Meeting ID: 821 0511 5457, or Dial-In Number: + 1 (719) 359-4580.

Attendance:

A regular meeting of the Board of Directors of Cache Metropolitan District No. 1 was called and held as shown in accordance with the statutes of the State of Colorado.

The following Directors were present:

Todd Johnson, President
Ed Orr, Treasurer
Sarah Woodland, Secretary
Susie Orr, Assistant Secretary

The following Directors were absent (*absence excused*):

Ryan Woodland, Assistant Secretary

Also present were: AJ Beckman, Public Alliance, LLC; Jennifer Ivey, Esq., Icenogle Seaver Pogue, P.C.; LaMont Harris, CliftonLarsonAllen LLP ("CLA")

Call to Order/Declaration of Quorum:

Mr. Beckman, noting the presence of a quorum, called to order the regular meeting of the Board of Directors (the "Board") of the Cache Metropolitan District No. 1 (the "District") at 11:00 a.m.

Directors Matters/Disclosure Matters:

Ms. Ivey then advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosure previously made, and summarized below which state the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the Board members present was necessary to obtain a quorum or otherwise enable the Board to act.

Ms. Ivey advised that written disclosures of interests were filed with the Secretary of State and the Board at least seventy-two hours prior to the meeting. Such filed written disclosure for the Board members present included:

Director Todd Johnson disclosed his ownership interests of property located in the district and association with Terra Forma Solutions, Inc.

Director Ed Orr disclosed his ownership interests of property located in the district and association with The Cache, LLC.

Director Sarah Woodland disclosed her ownership interests of property located in the district and association with The Cache, LLC.

Director Susie Orr disclosed her ownership interests of property located in the district and association with The Cache, LLC.

The foregoing disclosures may be associated with approval of items on the agenda that may affect the interests of the Board members present.

Approval of/Additions To/ Deletions From the Agenda: After review and discussion, and upon motion by Director Johnson, second by Director Ed Orr, and unanimous vote, the Board of Directors approved the agenda, as presented, and the absence of Director Ryan Woodland was excused.

Public Comment: None.

Approval of Minutes: **March 31, 2026 Special Meeting Minutes:** Following discussion, upon motion by Director Ed Orr, second by Director Susie Orr, and unanimous vote, the Board approved the minutes of the March 31, 2026 Special Meeting as presented.

Legal Matters: **First Amendment to Master Services Agreement with CLA:** Ms. Ivey presented to reviewed and reviewed with the

Board the First Amendment to Master Services Agreement with CLA.

Following discussion, upon motion by Director Johnson, second by Director Sarah Woodland, and unanimous vote, the Board approved the First Amendment to Master Services Agreement with CLA.

Financial Matters-

Payment of Claims: Mr. Harris reviewed with the Board the payment of claims for the period beginning March 25, 2026 through April 23, 2026.

Following discussion, upon motion by Director Ed Orr, second by Director Susie Orr, and unanimous vote, the Board ratified approval of the payment of claims, in the amount of $2,044,013.89.

March 2026 Interim Financial Statements: Mr. Harris reviewed with the Board the interim financial statements as of March 31, 2026.

Following discussion, upon motion by Director Ed Orr, second by Director Johnson, and unanimous vote, the Board accepted the March 2026 Interim Financial Statements.

Capital Funds Tracker: Mr. Harris reviewed with the Board the capital funds tracking spreadsheet. No action was taken.

Other: Mr. Harris noted that the 2025 Audit has been filed.

Construction Matters-

Engineer's Certification and Cost Verification Report No. 6 prepared by Ranger Engineering for District Contracted Costs: Following discussion, upon motion by Director Ed Orr, second by Director Susie Orr, and unanimous vote, the Board approved the Engineer's Certification and Cost Verification Report No. 6 prepared by Ranger Engineering for District Contracted Costs, for $933,331.98, subject to final review by CLA.

Change Order No. 4 for Crow Creek Construction, LLC for Utilities: Following discussion, upon motion by Director Johnson, second by Director Ed Orr, and unanimous vote, the

Board approved Change Order No. 4 for Crow Creek Construction, LLC for Utilities, in the amount of $39,228.88.

Status Update: Director Johnson reported that grading is 99% complete, seeding and stabilization is in process, roadway prep on filing No. 2 is in progress, and paving in filing No. 2 is expected later in May or June of 2026. Director Johnson also reported that landscaping and dry utilities contracts are in place and work is proceeding.

Other: None.

Other Business: None.

Adjourn: There being no further business to come before the Board, upon motion of Director Johnson, second of Director Ed Orr, and unanimous vote, the meeting was adjourned.

DocuSigned by:
Sarah Woodland
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Secretary of the Meeting