

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF THE
ROCK METROPOLITAN DISTRICT
HELD SEPTEMBER 10, 2026 AT 3:00 P.M.
VIA TELECONFERENCE**

The regular meeting of the Board of Directors of Rock Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Rhiannon Freeman, President
Erik Isaacson, Secretary/Treasurer
Denise Hogenes, Secretary/Treasurer
David Osborne, Assistant Secretary

Director Westbrook was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy, Esq., and Matthew R. Fegan, Esq., WBA, PC, Attorneys at Law, District General Counsel; Eric Weaver and Avery Weaver, Marchetti & Weaver, LLC, District Accountant; and Brittany Rodgers, and Zachari Little, Warren Management Group, Inc.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and Ms. Murphy called the meeting to order.

Conflict of Interest Disclosures

Ms. Murphy advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy 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. Ms. Murphy 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.

Approval of Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended to remove Agenda item 6(b).

Public Comments

None.

Consent Agenda

Ms. Murphy reviewed the items on the consent agenda with the Board. Ms. Murphy advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Approval of Board Meeting Minutes from July 31, 2026 Special Meeting
- Ratification of 2025 Audit
- Approval of Claims Listing

Legal Matters

Acquisition of Public Improvements by the District

Review Status of Access Easement Agreement Signatures – Ms. Rodgers provided the Board with an update on the status of signatures on the individual homeowner Access and Maintenance Easement Agreements. The Board engaged in general discussion with Ms. Rodgers. No action was taken.

Consider Approval of Proposal from Landscape Endeavors for Landscaping Services – Ms. Murphy presented the Proposal from Landscape Endeavors for Landscaping Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal.

Consider Approval of Proposal from Landscape Endeavors for 2026 Snow Removal Services - Ms. Murphy presented the Proposal from Landscape Endeavors for Landscaping Services to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal, subject to revising the proposal to note 2” – 4” for snow removal.

Discussion Regarding May 2027 Election – The Board engaged in general discussion regarding the May 2027 election. No action was taken.

Other Legal Matters – The Board engaged in general discussion regarding the need for a Utility Meter Agreement for one meter. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the utility meter agreement, subject to final review from legal counsel and the District accounting.

Financial Matters

Review of Payables/Financials – Mr. Weaver reviewed the payables and unaudited financials with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the payables and accepted the financials.

Review of Draft 2027 Budget – Mr. Weaver presented the draft 2027 budget to the Board. No action was taken.

Other Financial Matters – None.

Management Matters

Ms. Rodgers informed the Board that she is leaving Warren Management and Ms. Lauryn Farwell will assume management of the District going forward. No action was taken.

Other Business

None.

Adjourn

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded, and unanimously carried, the Board determined to adjourn the meeting at 3:48 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved on the _____ day of _____ 2026.