

RECORD OF PROCEEDINGS

MINUTES OF A STUDY SESSION MEETING OF
THE BOARD OF DIRECTORS OF
THE CONSOLIDATED BELL MOUNTAIN RANCH
METROPOLITAN DISTRICT
(THE "DISTRICT")
HELD JOINTLY WITH THE
BELL MOUNTAIN HOMEOWNERS ASSOCIATION
(THE HOA)
ON MARCH 13, 2024

A Study Session meeting of the Board of Directors ("Board") of the Consolidated Bell Mountain Ranch Metropolitan District ("Metro District") was held jointly with the Bell Mountain Homeowners Association (HOA) and convened on Wednesday, March 13, 2024 at 10:00 a.m. at Lowell Ranch, 2330 S. I-25, East Frontage Road, Castle Rock, CO 80104.

ATTENDANCE

Metro District Directors In Attendance Were:

Russell Grant, President
Steve Vrabel, Vice President
Jeanne Dassel, Treasurer
Jay Smith, Secretary

HOA Directors In Attendance Were:

Jeff Wedgwood, President
Gwen Kalvelage, Secretary

Also, In Attendance Were:

Tim Flynn; Collins Cole Flynn Winn & Ulmer, PLLC
Dino Ross; Ireland Stapleton, PC

I. CALL TO ORDER Director Wedgwood called the meeting to order at 10:00 a.m. The people in attendance introduced themselves.

II. AGENDA Director Wedgwood presented the agenda.

III. DISCUSSION The topic of discussion was the legal ramifications and requirements of potentially limiting access for the general public to Bell Mountain Ranch through the construction of access gates on the entrance/ exit roads of Bell Mountain Ranch. Mr. Dino Ross presented the highlights of the legal opinion regarding the subject that Ireland Stapleton prepared for the HOA and Mr. Tim Flynn reviewed pertinent information that he has knowledge of since the original construction of the Bell Mountain Ranch infrastructure until the present. There was an open discussion between all the Directors and the legal representatives.

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It was agreed that a memorandum regarding this topic would be jointly prepared by the HOA and the Metro District and that it would be distributed to the BMR Community at a future date.

IV. ADJOURNMENT Director Wedgewood adjourned the meeting at 11:10 a.m.

Respectfully submitted,

DocuSigned by:

Jay Smith

Secretary for the Meeting

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