NORTHFIELD
METROPOLITAN DISTRICTS

RECORD OF PROCEEDINGS
MINUTES OF THE JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF
NORTHFIELD METROPOLITAN DISTRICTS Nos. 1 & 2

HELD:
March 24th 2026 at 9:00 A.M.

CALL TO ORDER:
Director Jason Sherrill noted that a quorum of the Boards was present and called the meeting to order at 9:08 a.m.

ATTENDANCE:
The joint special meeting of the Boards of Directors of the Northfield Metropolitan Districts Nos. 1 & 2 (collectively, the "Boards") was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:
Jason Sherrill
Jon Mosier
Rahul Majumdar
Michael Kappen (District No. 2 only)
Also present were Robert Rogers, Esq., of WBA, PC, District General Counsel; Guy Johnson, Jackie Johnson, and Dominick DiTullio, District Management.
Also present were Lisa Hunter and Kristalyn Kalchtlaer, along with several members of the public via Zoom.

QUALIFICATION OF BOARD MEMBERS:
Jackie Johnson reported that all the Board members are registered to vote in Colorado and are residents and/or owners or obligated to pay taxes on taxable real or personal property within the districts.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST:
Jackie Johnson stated that all requirements for disclosure of potential conflicts of interest had been fulfilled, noting that completed disclosure statements had been filed for each of the Directors with the Secretary of State and with the District at least 72 hours prior to the meeting. All board members affirmed that there was no change to their conflicts of interest disclosures.

APPROVAL OF AGENDA:
The Boards reviewed the agenda.
Upon motion duly made by Director Jon Mosier, seconded by Director Michael Kappen, and unanimously carried, the Boards approved the agenda as presented.

CONSENT AGENDA ITEMS:
Jackie Johnson reviewed the items on the consent agenda with the Boards. Jackie Johnson advised the Boards 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. Following discussion and questions from Director Michael Kappen, which were addressed by Robert Rogers and Guy Johnson, Director Jon Mosier made a motion, seconded by Director Jason Sherrill, upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:
a. Special Meeting Minutes from September 23, 2025
b. Payables September 2025 through February 2026
c. First Amendment to Maintenance Cost Sharing Agreement

LEGAL MATTERS:
Drainage Access and Reimbursement Agreement with Robert Long:
Robert Rogers presented the proposed drainage agreement. Discussion was held regarding detention and maintenance

obligations. It was noted that the agreement is necessary for development of the lots utilizing District drainage infrastructure.

Following discussion, Director Jon Mosier made a motion, seconded by Director Jason Sherrill, and unanimously carried to approve the agreement subject to confirmation and inclusion of the professional costs to be paid by Mr. Long as a term in the agreement.

Amenities Agreement with Northfield OZ Townhomes, LLC:

Mr. Rogers explained that the agreement is based on a previously approved pool use agreement, with adjustments reflecting current management considerations. The cost allocation was discussed and estimated at approximately 4.2% of total pool operating costs.

With no further discussion, Director Jon Mosier made a motion, seconded by Director Jason Sherrill, and unanimously carried to ratify the agreement.

WBA Engagement Letter:

Mr. Rogers presented the updated engagement letter, noting new legislative requirements for disclosure of total anticipated costs for services where applicable.

Following discussion, Director Jason Sherrill made a motion, seconded by Director Jon Mosier, and unanimously carried to approve the engagement letters for District No 1 and No 2.

DISTRICT MANAGERS REPORT:

Dominick DiTullio provided the District Manager's report; please see the report for specific details.

Discussion followed regarding operations of the upcoming pool and gym facilities, including hours of operation, security considerations, and access control.

The Board discussed implementing standard hours consistent with other District facilities, including proposed gym hours of 4:00 a.m. to 10:00 p.m., and seasonal pool hours from Memorial Day through Labor Day.

The Board also discussed security measures, including potential engagement of a security vendor and implementation of signage, including "No Lifeguard on Duty" notices.

Director Jason Sherrill made a motion to authorize Director Jon Mosier to take lead on pool operations, including security, rules, signage, and related matters. The motion was seconded by Director Michael Kappen and unanimously carried.

Additional discussion included resident access limits, guest policies, and potential future considerations regarding facility rentals.

PUBLIC COMMENT:

There were no public comments.

OTHER MATTERS:

Mr. Rogers requested clarification regarding the scope of authority granted to Director Mosier, including whether such authority includes budget adjustments. The Board discussed next steps and timing for implementation of pool rules, anticipated within 5–10 days.

ADJOURNMENT:

Upon motion duly made by Director Jon Mosier, seconded by Director Jason Sherrill, and unanimously carried, the Boards adjourned the meeting at 9:51 a.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above-referenced meeting and were approved by the Boards of Directors of Northfield Metropolitan Districts Nos. 1 & 2.

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Dominick W. DiTullio
Secretary for the Meeting