

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THOMPSON CROSSING METROPOLITAN DISTRICT NO. 2

HELD
October 10th, 2025

The Special Meeting of Thompson Crossing Metropolitan District No. 2 was held via Microsoft Teams and Teleconference on Friday, October 10th, 2025, at 1:30 p.m.

ATTENDANCE

Directors in Attendance:

Todd Williams, Secretary
Nathan Gerrard, Treasurer
Dale Boehner, Vice President

Directors Absent, Excused:

Gary Gerrard, President & Chairperson
Jelena Subotic, Asst. Secretary & Asst. Treasurer

Also in Attendance:

George Rowley; WBA, PC.
Kevin Mitts and John Callahan III; Pinnacle Consulting Group, Inc.

ADMINISTRATIVE ITEMS

Call to Order: The Special Meeting of the Board of Directors of the Thompson Crossing Metropolitan District No. 2 was called to order by Mr. Mitts at 1:35 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Mitts noted that a quorum was present, with three out of five Directors in attendance. All Board Members confirmed their qualifications to serve on the Board. Mr. Rowley advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. Mr. Rowley reported that disclosures for those Board Members who provided notice of potential or existing conflicts of interest, if any, were filed with the Colorado 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. Mr. Rowley inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

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Approval of Agenda: The Board considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Williams, seconded by Director Nathan Gerrard, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

Prior to discussion of the items below, Director Boehner recused himself and left the room and did not participate in the discussions.

LEGAL ITEMS

Discussion of Resolution Acquiring Outlot A from Reagan West Properties, LLC: Mr. Rowley presented the Resolution Acquiring Outlot A from Reagan West Properties, LLC. General discussion was held; no action was taken at this time.

Consider Approval of Loan Agreement between the District and Regan West Properties, LLC: Mr. Rowley presented the Loan Agreement between the District and Regan West Properties, LLC. General discussion was held regarding the Interest Rate and Term of the Loan Agreement. No Action was taken at this time.

DIRECTOR COMMENT

Director Comment: No Director items were received.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Williams, seconded by Director Nathan Gerrard, and upon vote, unanimously carried, the meeting was adjourned at 1:46 p.m.

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

Respectfully submitted,



John Callahan III, Recording Secretary for the Meeting