

NOTICE AND AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7

NOTICE IS HEREBY GIVEN that the Boards of Directors (the “Boards”) of the Lorson Ranch Metropolitan District Nos. 1-7 (the “Districts”), of El Paso County, Colorado, will hold a special meeting at 5:30 p.m., or as soon as thereafter possible, on October 22, 2025, by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

Date: October 22, 2025
Time: 5:30 p.m., or as soon thereafter as possible
Video: [Zoom Meeting Link](#)
Call-In Number: 1.669.254.5252
Meeting ID: 161 780 8435
Passcode: 742912

AGENDA

Board of Directors District Nos. 1, 5, 6, 7

Jeff Mark, President (2029)
Chasity McMorrow, Secretary/Treasurer (2027)
Glenn Pawlak, Asst. Sec./Treas. (2027)
Vacancy (2025)
Vacancy (2029)

Board of Directors District No. 2

Jeff Mark, President (2027)
Aaron Wegener, Member at Large (2029)
Andrew Wimberly, Member at Large (2027)
Joyce Napoleon, Member at Large (2027)
Israel Galvan, Member at Large (2029)

Board of Directors District No. 3

Samuel Mitchell, Member at Large (2027)
Asia Zander, Member at Large (2027)
Drew Bailey, Member at Large (2029)
Kimberly Allen, Member at Large (2027)
Thomas Fredericks, Member at Large (2029)

Board of Directors District No. 4

James Farmer, Member at Large (2027)
Frank Stephens, Member at Large (2027)
Adam Pastor, Member at Large (2029)
Jonathan Horwath, Member at Large (2027)
David Deegan, Member at Large (2027^{*2yr term})

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the November 6, 2024 Meeting and July 10, 2025 Annual Meeting
6. Discuss and Consider Designation of Board Officers for Each District
7. Financial Items
 - a. Consider Ratification/Approval of Financial Statements and Payments of Claims
 - b. Consider Ratification and Approval of 2024 Audits and Audit Exemptions
 - c. Public Hearing re: 2025 Budget Amendments
 - i. Consider Approval of Resolutions Amending 2025 Budgets, if needed

- d. Public Hearing re: 2026 Budgets
 - i. Consider Approval of Resolutions Adopting 2026 Budgets, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the Districts for Collection in Fiscal Year 2026
- 8. Attorney Items
 - a. Consider Approval of 2026 Administrative Matters Resolutions
 - b. Consider Approval of Resolution Calling 2026 Election for District Nos. 1, 5 & 7 re: Waiver of Property Tax Revenue Limitation
 - c. Consider Approval of Resolutions re Exclusion from Workers Compensation
 - d. Consider Approval of 2024 Annual Report
 - e. Consider Approval of Annual Engagement of District Consultants
 - f. Discuss Memo re: 2025 Legislative Updates
 - g. Discuss and Consider Approval of District No. 3 and District No. 4 drawdowns for District 3 and 4 Bonds and authorize District Consultants and Accountants to process any forms or filings as required to complete the drawdown and verification of repayment of prior certified capital costs.
 - h. Discuss and Consider Authorization of Service Plan Amendment for District No. 6
 - i. Discuss and Consider Acceptance of Capital Improvements and Cost Certifications for The Ridge Subdivision and District No. 6
 - j. Discuss and Consider Approval of Reimbursement Resolution for District No. 6
 - k. Consider Updates to Developer Funding and Reimbursement Agreement for Operations & Maintenance Costs, Advance and Reimbursement Agreement for Capital Costs, Improvement Acquisition Agreement and related Promissory Notes, as needed
 - l. Discuss and Consider Engagement of Bond and Financial Consultants needed for District No. 6 Bond Issuance
- 9. Development Update
- 10. District Management
 - a. Consider Approval of Covenant Enforcement Policy and Fine Schedule
 - b. Consider Approval of Xeriscape and Water-Wise Landscape Guidelines
 - c. Consider Approval of Dirt Bike Policy
 - d. Consider Approval of Animal Control Policy
 - e. Consider Approval of any updates to Design Guidelines
 - f. Discuss and Consider Approval of Landscape Maintenance Contracts
 - i. EarthX Carriage Meadows South
 - ii. EarthX Lorson Ranch MD
 - iii. EarthX Lorson Ranch Townhomes
 - iv. Snow Troopers Snow Removal
- 11. Director Items
- 12. Other Business
 - a. Discuss and Consider Regular Meeting Schedule(s) for 2026 for all or some Districts
 - b. Set Annual Meeting(s) pursuant to C.R.S. 32-1-903(6)(a)
- 13. Continuation/Adjournment