

RECORD OF PROCEEDINGS

MINUTES OF THE STUDY SESSION ANNUAL
MEETING OF THE BOARD OF DIRECTORS

OF THE

OVERLOOK AT HOMESTEAD METROPOLITAN
DISTRICT

Held: Friday, July 25, 2025, at 1:00 p.m. via an online meeting at <https://zoom.us/j/8830224247> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 883 022 4247, Password: 0000.

Attendance:

A study session annual meeting of the Board of Directors of the Overlook at Homestead Metropolitan District was scheduled in compliance with the laws of the State of Colorado, with the following directors in attendance:

The following Directors were present:

Andrew Biggs, President
Charlie Williams, Secretary
Logan Powell, Assistant Secretary
Steve Rossell, Assistant Secretary

The following Director was absent (absence excused):

Tamrin Apaydin, Treasurer

Also present were: Ann Finn, Public Alliance, LLC; Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; Diane Wheeler, Simmons & Wheeler P.C.

Call to Order/ Declaration of
Quorum:

Ms. Finn, noting the presence of a quorum, called to order the study session annual meeting of the Board of Directors of Overlook at Homestead Metropolitan District at approximately 1:03 p.m.

Directors Matters/Disclosure
Matters:

Ms. Ivey advised the Board of Directors that pursuant to Colorado law, certain disclosures may be required prior to taking official action at the meeting. The Board of Directors reviewed the agenda for the meeting, following which each director confirmed the contents of written disclosures previously made, if any, stating the fact and summary nature of any matters, as required by Colorado law, to permit official action to be taken at the meeting.

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Director Biggs disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Williams disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Powell disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Rossoll disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Ms. Ivey advised the Board that written disclosures of these interests had been filed with the Secretary of State at least seventy-two hours prior to the meeting.

Posting of Notice of Statutory Annual Meeting and Agenda

Ms. Finn confirmed posting of Notice of Statutory Annual Meeting and Agenda.

Annual Meeting Matters Pursuant to Section 32-1-903(6)(a), C.R.S.

Presentation on the Status of Public Infrastructure Projects within the Districts and Outstanding Bonds, if any:

Director Williams noted there are currently no plans to construct public infrastructure improvements.

Ms. Wheeler noted the District has not issued bonds.

Review of Unaudited Financial Statements For the Current Calendar Year:

Ms. Wheeler reviewed the June 30, 2025 unaudited financial statements.

Public Questions About the District:

None.

Adjournment:

There being no further business to come before the Board the meeting was adjourned.

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Signed by:

Charlie Williams

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Secretary