

RECORD OF PROCEEDING

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF:

WILLOW BROOK METROPOLITAN DISTRICT

Friday, May 1, 2026, 3:00 P.M.

ADMINISTRATIVE ITEMS

The special meeting of the Board of Directors of the Willow Brook Metropolitan District (the “District”) was called and held via Zoom teleconference on Friday, May 1, 2026, in accordance with Colorado law. The following Directors were present and confirmed their qualification to serve on the Board:

Randy Lewis, President
EJ Olbright, Vice President
Jim Hahn, Secretary/Treasurer
Carl Oppedahl, Director
Blake Shutler, Director

Also present were:

Erika Karplus
Steve Wherry
David Wingate
Jim Nielsen
Joe Forrester
Carlos Arreola-Karr, District Manager

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at approximately 3:00 p.m. by Director Lewis.

DISCLOSURE OF CONFLICTS OF INTEREST

There were none.

PUBLIC COMMENT

There was none.

APPROVAL OF AGENDA

The Board reviewed the agenda for the special meeting, which was limited to consideration of the resolution regarding drought conditions and emergency water restrictions. Following discussion, Director Hahn moved to approve the agenda as presented. Director Olbright seconded, and the motion carried without objection.

DIRECTORS' ITEMS

Review and Consider Approval of Resolution to Implement Water Rules: Director Lewis introduced the proposed Resolution Regarding Drought Conditions and Emergency Water Restrictions for the Willow Brook Metropolitan District for the balance of calendar year 2026. He explained that the resolution had been circulated to the Board and that he had also discussed the matter with water counsel, David Robbins. Director Lewis summarized counsel's concerns regarding current river conditions, senior downstream calls, the status of the Historic Users Pool at Green Mountain Reservoir, and the need for the District to demonstrate that its domestic

water diversions are being limited to indoor health, safety, and welfare uses during the emergency period. He emphasized that the resolution is intended to protect the District's domestic water system and place the District in the strongest possible position should the State Engineer or downstream users review or challenge District diversions during the drought conditions.

Director Lewis explained that the proposed restrictions are intentionally strict and would prohibit use of District water for irrigation, outdoor washing, exterior uses, and filling swimming pools or hot tubs. He noted that the District would need to be vigilant in enforcing the restrictions and that the language authorizes significant enforcement measures, including suspension of water service after notice in appropriate circumstances. Discussion also included the importance of communicating clearly to residents that District water is to be used only for indoor domestic purposes during the emergency period.

Director Oppedahl asked whether the District could adopt the restrictions immediately without following a longer notice-and-comment process similar to the process used for prior water rate changes. Director Lewis responded that counsel had advised the District could proceed under the emergency declaration included in the resolution. The Board discussed the legal and practical need to act promptly given the drought conditions and uncertainty regarding water availability.

Steve Wherry asked how residents would know whether they are using too much water and whether the resolution establishes a gallon threshold. Director Lewis explained that the resolution does not establish a specific gallon threshold and that the primary enforcement focus is whether District water is being used outdoors. He stated that if a resident appears to be using unusually high amounts of water indoors, the District would first expect to communicate with the resident, warn them, and ask them to reduce use where possible. Director Lewis further noted that Well 1 may be particularly vulnerable if there is no water coming down the sawmill ditch, that the District has been encouraging design work to connect Well 3 to the system, and that the District will need to monitor system conditions closely.

Ms. Karplus discussed anticipated follow-up communications from the homeowner's association to support the District's message. She explained that RROA intended to provide residents with additional information regarding drought conditions, household water-use data, and conservation benchmarks, including examples from other water providers. Discussion included the distinction between the District's hard-line regulatory position and the homeowners association's ability to provide advisory and educational messaging to residents. The Board discussed that no outdoor watering is permitted under the resolution, including hand watering flowers or new landscaping with District water. Ms. Karplus noted that RROA would address related landscaping timing issues with homeowners as conditions change.

The Board also discussed whether residents could use water collected in rain barrels or water hauled into the District from an outside source. Director Lewis confirmed that use of rain barrel water is permissible under state law, provided the resident can demonstrate the source of the water, and that residents may use water purchased and hauled in from outside the District. Discussion included the importance of avoiding misunderstandings if residents use non-District water outdoors. Director Lewis stated that residents choosing to truck in water or rely on rain barrels should notify CRS so that the District has a centralized record of those circumstances. The Board also discussed that CRS should monitor water-use data and notify the Board of unusual or high use so that the District can follow up as appropriate.

Following discussion, Director Oppedahl moved to adopt the Resolution Regarding Drought Conditions and Emergency Water Restrictions for the Willow Brook Metropolitan District for the balance of calendar year 2026. Director Shutler seconded the motion, and the motion carried without objection. Director Lewis directed that the adopted resolution be sent to residents promptly, with the homeowners association communication to follow shortly thereafter.

Director Lewis then announced that the June 19, 2026 regular meeting would be his final meeting on the Board. He stated that he was announcing his intended resignation in advance to allow time to solicit applications from eligible electors who may be interested in appointment to the Board. Director Lewis stated that he anticipated remaining as President and Director through most of the June meeting, after which the Board could consider his

resignation and discuss possible appointment of a replacement director. No formal action was taken on this announcement.

ADJOURNMENT

There being no further business to come before the Board, Director Hahn moved to adjourn. Director Shutler seconded, and the motion carried without objection. The meeting adjourned at approximately 3:23 p.m.

Respectfully submitted,

Carlos Arreola-Karr

Secretary of the Board
Willow Brook Metropolitan District