

Red Sky Ranch Metropolitan District

NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that a Special Meeting of the Board of Directors of the Red Sky Ranch Metropolitan District, Eagle County, Colorado will be held on Monday, July 20, at 3:00 p.m. at the Red Sky Ranch Member Clubhouse, 1099 Red Sky Road, Wolcott, CO, and by Zoom at <https://us02web.zoom.us/j/81714124041> or the dial-in number below. This meeting is open to the public pursuant to §24-6-402(2) (c), C.R.S.

Dial In: 1 346 248 7799

Meeting ID: 817 1412 4041

AGENDA

1. Call to Order
2. Consideration of Changes to the Agenda
3. Disclosure of Potential Conflicts of Interest
4. Public Input
5. Consideration of Minutes
 - a. February 17, 2026 Special Meeting
 - b. July 15, 2026 Special Meeting
6. Legal Matters
 - a. 2026 Promissory Note
7. Financial Matters
 - a. May 2026 Preliminary Financial Statements
 - b. 2025 Draft Audit
 - c. Accounts Payable List
8. Other Business
9. Future Meetings
 - a. Wednesday, October 7, 2026 (Annual & Regular Board Meetings)
10. Executive Session of the Board of Directors for the purpose of receiving legal advice related to specific legal questions concerning the Master IGA between the District and Holland Creek Metropolitan District and the 2026 Promissory Note pursuant to § 24-6-402(4)(b), Colorado Revised Statutes
11. Adjournment

Board Members:

Michael Morley, VP/Asst Sec
Steve Stroker, VP/Secretary/Treasurer
James Benedict, President
Ralph Palumbo, VP/Asst Sec
Bob Barry, VP/Asst Sec

Term Exp:

May 2027
May 2027
May 2029
May 2027
May 2029

Others:

Kenneth J. Marchetti, MWLLC
Abby Audino, MWLLC
Russ Newton, Seter, Vander Wall & Mielke
Peter Mason, Property Owner
Peter McClenahan, Esq. OM
Bill Simon, Red Sky Ranch Association
Sandra Ramsey, Property Owner

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Administrative & Financial Management Provided By
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