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RECORD OF PROCEEDING

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

THE PEAKS INDUSTRIAL METROPOLITAIN DISTRICT

HELD THURSDAY, MAY 7, 2026, AT 1:00 P.M.

ADMINISTRATIVE ITEMS

The special meetings of the Board of Directors of The Peaks Industrial Metropolitan District, Weld County, Colorado, were called to order on the day shown above by Ms. Miller in accordance with the laws of the State of Colorado. The following Directors were acting:

Milton B Gabrielski, President

Also present was Dianne Miller, and Sonja Steele of Miller Law, pllc; William Dohr, Developer;

CALL TO ORDER AND DECLARATION OF QUORUM

A quorum of the Board was present, and the meeting was called to order at 1:02 p.m.

CONFLICTS OF INTEREST AND DISCLOSURE MATTERS

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Boar determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boar to act.

Milton B Gabrielski disclosed his interests as a purchaser under a vacant land contract for properties with the District under which he qualifies as a director. This disclosure is associated with approval of items on the agendas that may affect his interest.

Written disclosures of the interests of all of the directors were filed with the Secretary of State prior to the meeting.

MINUTES

Director Gabrielski moved to approve the town hall meeting minutes, and budget hearing minutes of the meetings held on December 12, 2025, The Peaks Industrial MD, as presented.

PUBLIC HEARING

Ms. Miller noted that notices of the public hearings were posted on the Districts websites and otherwise published in accordance with Colorado Law. Upon motion by Director Gabrielski the public hearings were opened. There being no public in attendance and no comments provided, and upon motion by Director Gabrielski, the public hearings were closed.

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CONSIDER APPROVAL OF 2025 BUDGET AMENDMENT AND RESOLUTION AMENDING BUDGET

Ms. Miller presented the 2025 Amended Budget, and reviewed with the Board. Ms. Miller noted that the amended budget is due the property tax increase. Upon review and discussion of the 2025 budget amendment and upon motion of Director Gabrielski, the Board approved the proposed budget amendment for 2025 as presented and appropriated funds.

OTHER BUSINESS

CONSIDER APPROVAL OF PAYMENT TO THE DEVELOPER BASED ON REIMBURSEMENT TO BE RECEIVED FROM COUNTY

Ms. Miller presented to the Board to approve wire transfer out, based under the reimbursement agreement to transfer out up to $150,000.00 based on interest received from the County. Director Gabrielski approved to make a payment to the developer based on reimbursement from Weld County, based on interest received. Director Gabrielski motioned and approved.

ADJOURNMENT

Director Gabrielski moved to adjourn the meeting at 1:15 p.m.

Respectfully submitted,

DocuSigned by:
Milton B. Gabrielski
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Secretary for the Meeting