

HIGH PLAINS RANCH METROPOLITAN DISTRICT

Special Board Meeting

Wednesday, January 14, 2026, at 9:00 AM

119 N. Wahsatch Ave.

Colorado Springs, Colorado 80903

and

Tele/videoconference

<https://video.cloudoffice.avaya.com/join/237307427>

United States: +1 (213) 463-4500

Access Code: 237 307 427

Board of Director	Title	Term
Bryan T Long	Vice-President	May 2027
Randle W Case II	Treasurer/ Secretary	May 2029
Robert Case	Assistant Secretary	May 2027
VACANT	Assistant Secretary	May 2029 (*appointment until May 2027)
VACANT	Director	May 2029 (*appointment until May 2027)

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matter
3. Approval of Agenda
4. Approval of November 11, 2025, Board Meeting Minutes (enclosure)
5. Managers' Report
6. President's Report
7. Development Status Review
 - a. Water Provider Status – Mid Colorado Investments Insolvency
 - b. Land use Updates
8. Financial Matters
 - a. Review and Approve Unaudited Financial Statements as of December 31, 2025 (enclosure)
 - b. Ratify approval for payables through January 13, 2026 (enclosure)
 - c. Discuss 5.25% TABOR Operational Mill Levy Revenue Growth Limitation TABOR Waiver Election; 2006 Organizational Election TABOR Debt (Multi-Year Fiscal Obligations) Voted Authority at the TABOR 20-Year Voter Approval Limit/Expiration – Refresh TABOR Election With May 2027 Director Election
 - d. Future Bond Issuance After Refresh TABOR Election, Water Provider and Contractors Engaged
9. Other Business
10. Adjourn – Next meeting February 10, 2026, at 10:30 am

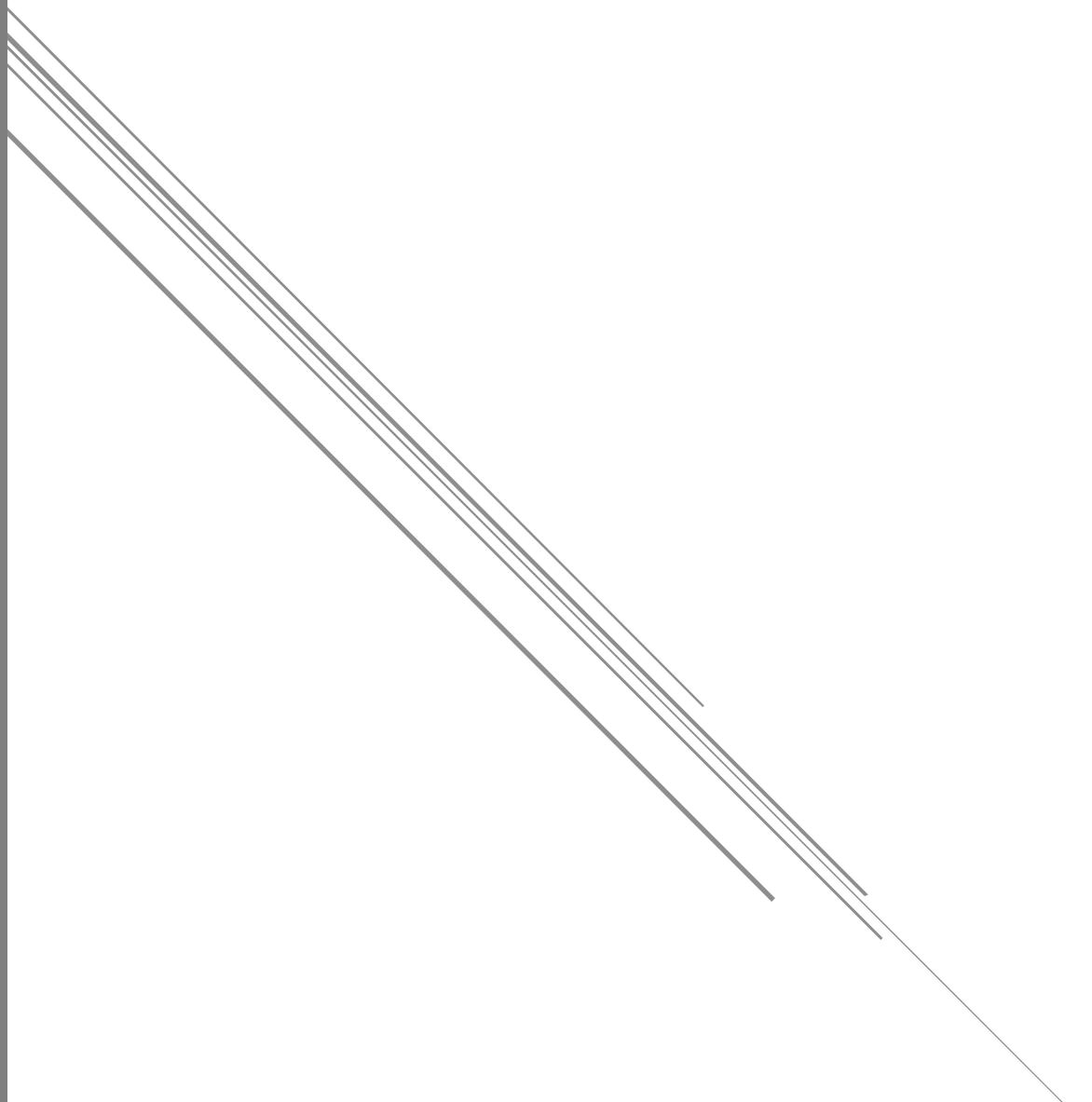
NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN That the Board of Directors of **HIGH PLAINS RANCH METROPOLITAN DISTRICT**, County of El Paso, State of Colorado, will hold a regular meeting at 10:30 AM on Tuesday, the 13th day of January, 2026, at 119 North Wahsatch Ave. in Colorado Springs, Colorado, and via tele/videoconferencing at the following: or join by phone the following: United States: <https://video.cloudoffice.avaya.com/join/237307427> +1 (213) 463-4500 **Access Code:** 237 307 427 for the purpose of conducting such business as may come before the Board including the business on the attached agenda. The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS:
HIGH PLAINS RANCH METROPOLITAN DISTRICT

W5DM MANAGERS

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**MINUTES OF THE ANNUAL TOWN HALL MEETING OF THE BOARD OF DIRECTORS OF
THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT
HELD TUESDAY, NOVEMBER 11, 2025
AT 12:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the High Plains Ranch Metropolitan District was held on Tuesday, November 11, 2025, at 12:00 pm am, held virtually at <https://video.cloudoffice.avaya.com/join/237307427> access code: 237 307 427.

Attendance:

In attendance were Directors:

Randle W. Case II,	President
Bryan T. Long	Vice President, Treasurer
Robert Case	Secretary

Also in attendance were:

Rebecca Harris,	WSDM Managers
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1. Call to Order: The meeting was called to order at 12:00 pm by Ms. Harris.
2. Public Infrastructure: Ms. Harris advised that there is no current planned public infrastructure.
3. Current Debt: Ms. Harris presented that there is no current debt.
4. Project 2025 Actuals and 2026 Proposed Budget: Ms. Harris presented the project 2025 actual numbers and the proposed budget for 2026.
5. Public Comment: No public comment
6. Adjourn: Ms. Harris adjourned the annual meeting at 12:06 pm.

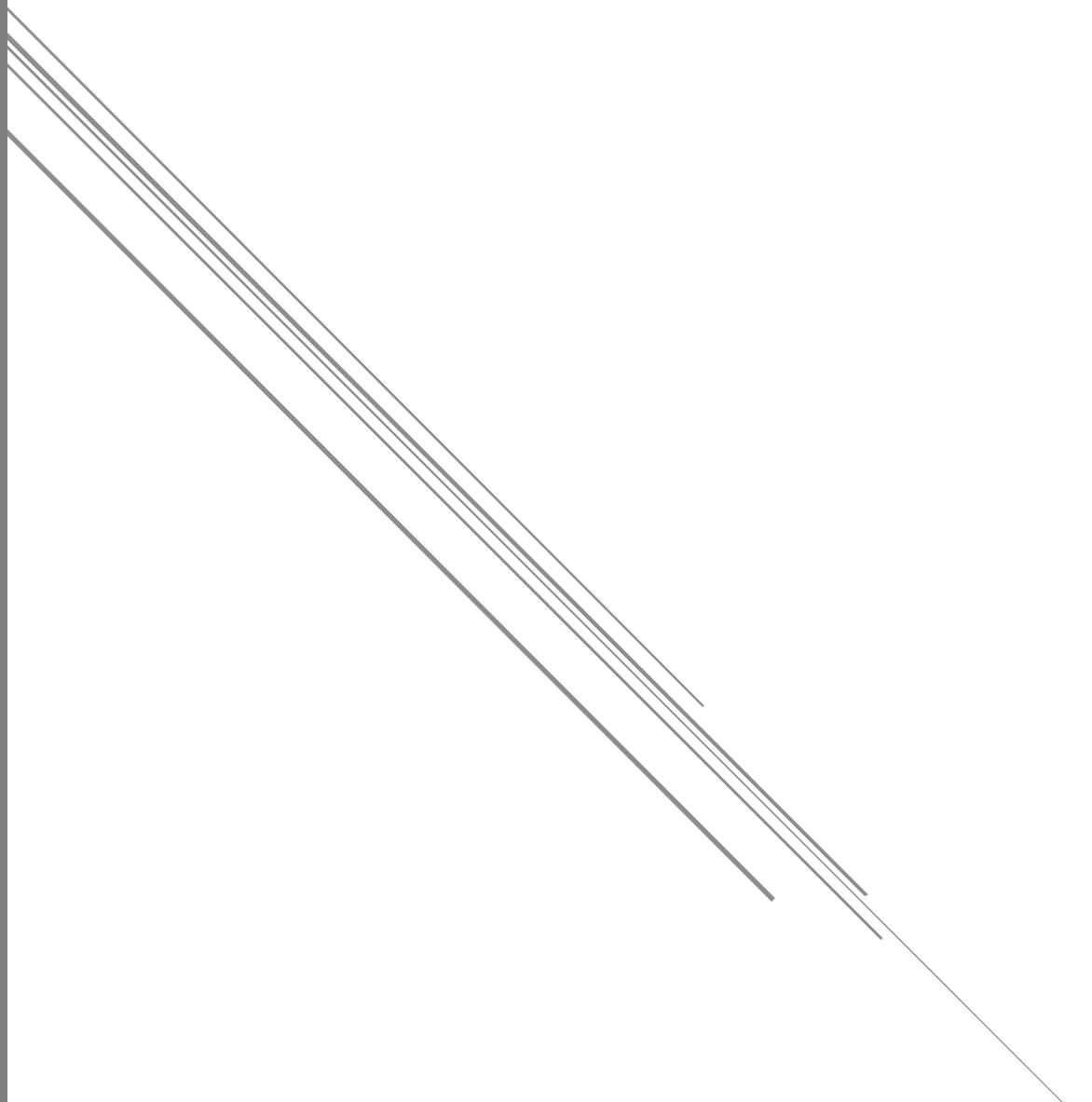
Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 11, 2025, ANNUAL MEETING
MINUTES OF THE HIGH PLAINS RANCH METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

W5DM MANAGERS

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**MINUTES OF THE REGULAR BOARD OF DIRECTORS OF THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT
HELD TUESDAY, NOVEMBER 11, 2025
AT 10:30 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the High Plains Ranch Metropolitan District was held on Tuesday, November 11, 2025, at 10:30 am, held virtually at <https://video.cloudoffice.avaya.com/join/237307427> access code: 237 307 427.

Attendance:

In attendance were Directors:

Bryan T. Long,	Vice President/ Treasurer
Randle W. Case II,	President
Robert Case,	Secretary

Also in attendance were:

Rebecca Harris,	WSDM Managers
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1. Call to Order:

The meeting was called to order at 10:58 am by Director Case II.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:

Director Case II indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. [Ms. Harris informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Director Case II inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

3. Consider Appointment of Office Positions:

4. Approval of Agenda:

5. Approval of November 12, 2024, Regular Board Meeting Minutes:

6. Managers' Report:

7. President's Report:

8. Development Status Review:

a. Water Provider Status Development Updates:

- b. Development updates
- c. Bond Update:

9. Financial Matters:

- a. Review and Approve Unaudited Financial Statements as of October 31, 2025:
- b. Ratify and Approve Payables through November 11, 2025:
- c. Public Hearing on 2026 Budget
 - i. Consider Adoption of Resolution Approving the 2026 Budget and Certify Mill Levies:
- d. Discuss 5.25% TABOR Operational Mill Levy Revenue Growth Limitation TABOR Waiver Election; 2006 Organizational Election TABOR Debt (Multi-Year Fiscal Obligations) Voted Authority at the TABOR 20-Year Voter Approval Limit/Expiration – Refresh TABOR Election November 2026 or With May 2027 Director Election:

10. Administrative Matters:

- a. Review and Consider Approval of Wisdom Management Engagement Letter:
- b. Consider Approval of Updated WBA Engagement Letter per HB25-1090:
- c. Discuss and Adopt the Meeting scheduled for 2026:
- d. Consider Approval of 2026 Annual Administrative Resolution:
- e. Ratify approval of 2024 Audit Exemption:
- f. Review and consider approval of filing 2025 Audit Exemption:
- g. Discuss and approve authorization of 2026 SDA Membership:
- h. Review and Consider Approval of 2026 General Liability Coverage with CSD Pool:
- i. Review and Consider Approval of Workers' Compensation Coverage with CSD Pool:
- j. Approval of Resolution Designating 2026 Meeting Notice Posting Locations:

11. Adjourn: Director Long moved to continue this meeting to 12:00 pm November 11, 2025; seconded by Director Rob Case. Motion passed unanimously.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 11, 2025, REGULAR MEETING MINUTES OF THE HIGH PLAINS RANCH METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

**MINUTES OF THE CONTINUED BOARD OF DIRECTORS OF THE
HIGH PLAINS RANCH METROPOLITAN DISTRICT
HELD TUESDAY, NOVEMBER 11, 2025
AT 10:30AM**

Pursuant to posted notice, the continued meeting of the Board of Directors of the High Plains Ranch Metropolitan District was held on Tuesday, November 11, 2025, at 12:00 pm, held virtually at <https://video.cloudoffice.avaya.com/join/237307427> access code: 237 307 427.

Attendance:

In attendance were Directors:

Bryan T. Long,	Vice President/ Treasurer
Randle W. Case II,	President
Robert Case,	Secretary

Also in attendance were:

Rebecca Harris,	WSDM Managers
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1. Call to Order:

The meeting was called to order at 12:06 pm by Director Case II.

2. Declaration of Quorum/Director Qualifications/ Disclosure Matters:

Director Case II indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. [Ms. Harris informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Director Case II inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.

3. Consider Appointment of Office Positions:

Randle W. Case II was appointed as President. Bryan T. Long was appointed as the Vice President and Treasurer. Robert Case was appointed as the Secretary. Director Rob Case moved to approve the new board positions; seconded by Director Long. Motion passed unanimously.

4. Approval of Agenda:

President Case II moved to approve the Agenda as presented; seconded by Director Rob Case. Motion passed unanimously.

5. Approval of November 12, 2024, Regular Board Meeting Minutes:

After review, Director Rob Case moved to approve November 12, 2024, Regular Board Meeting Minutes as amended; seconded by Director Long. Motion passed unanimously.

6. Managers' Report:

No update to provide at this time.

7. President's Report:

No update to provide at this time.

8. Development Status Review:

- a. Water Provider Status – Mid Colorado: Mid Colorado has filed bankruptcy and provides water currently to Sage Water User Association and High Plains. Board of Directors are resigning as of December 9th. Discussion was had about an opportunity to enter into an IGA with abutting metro to the south.
- b. Development Updates: Development updates were discussed. Residential of Sage Creek Filing 2 is coming up on title commitments due.
- c. Bond Update: Discussion was had with DA Davidson last month and recommends to remain paused on issuance until we see a more favorable market.

9. Financial Matters:

- a. Review and Approve Unaudited Financial Statements as of October 31, 2025: Ms. Harris presented the unaudited financials. After discussion, Director Long moved to approve the Unaudited Financial Reports through October 31, 2025 as presented; seconded by Director Rob Case. Motion passed unanimously
- b. Ratify and Approve Payables through November 11, 2025: Ms. Harris presented the Payables for the period. After discussion, Director Rob Case motioned to approve the payables as presented; seconded by Director Long. Motion passed unanimously.
- c. Public Hearing on 2026 Budget
 - i. Consider Adoption of Resolution Approving the 2026 Budget and Certify Mill Levies:
Director Long moved to enter into public hearing at 12:35 pm; seconded by Director Rob Case. Motion passed unanimously.
No public comment
Director Long moved to close the public hearing at 12:35 pm; seconded by Director Rob Case. Motion passed unanimously.
Director Rob Case motioned to approve the 2026 Budget as presented, subject to final assessed valuation; seconded by Director Long. Motion passed unanimously.
- d. Discuss 5.25% TABOR Operational Mill Levy Revenue Growth Limitation TABOR Waiver Election; 2006 Organizational Election TABOR Debt (Multi-Year Fiscal Obligations) Voted Authority at the TABOR 20-Year Voter Approval Limit/Expiration – Refresh TABOR Election November 2026 or With May 2027 Director Election: Ms. Harris discussed the opportunity for the Board to combine a TABOR election with their 2027 director election. After discussion Director Long motioned to approve to process with the May 2027 election; seconded by Director Rob Case. Motion passed unanimously.

10. Administrative Matters:

- a. Review and Consider Approval of Wisdom Management Engagement Letter: After review, Director Long motioned to approve the Wisdom Management Engagement Letter; seconded by Director Rob Case. Motion passed unanimously.
- b. Consider Approval of Updated WBA Engagement Letter per HB25-1090: After review, Director Long motioned to approve the WBA Engagement Letter; seconded by Director Rob Case. Motion passed unanimously.
- c. Discuss and Adopt the Meeting scheduled for 2026: The meeting will be kept on the first Tuesday of every month at 11:00 am, planning for the Annual town hall and Budget hearing to be held in October 2026. Director Long motioned to approve the meeting schedule for 2026; seconded by Director Rob Case. Motion passed unanimously.
- d. Consider Approval of 2026 Annual Administrative Resolution: After review, Director Long motioned to approve the 2026 Annual Administrative Resolution; seconded by Director Rob Case. Motion passed unanimously.
- e. Ratify approval of 2024 Audit Exemption: After review, Director Long motioned to approve the 2024 audit Exemption; seconded by Director Rob Case. Motion passed unanimously.
- f. Review and consider approval of filing 2025 Audit Exemption: After discussion, Director Long motioned to approve to file for 2025 Audit Exemption; seconded by Director Rob Case. Motion passed unanimously.
- g. Discuss and approve authorization of 2026 SDA Membership: After discussion, Director Long motioned to approve the authorization of 2026 SDA Membership; seconded by Director Rob Case. Motion passed unanimously.
- h. Review and Consider Approval of 2026 General Liability Coverage with CSD Pool: After discussion, Director Long motioned to approve the 2026 General Liability Coverage with CSD Pool; seconded by Director Rob Case. Motion passed unanimously.
- i. Review and Consider Approval of Workers' Compensation Coverage with CSD Pool: After discussion, Director Long motioned to approve waiving the Workers' Compensation Coverage with CSD Pool; seconded by Director Rob Case. Motion passed unanimously.
- j. Approval of Resolution Designating 2026 Meeting Notice Posting Locations: After discussion, Director Long motioned to approve the Resolution Designating 2026 Meeting Notice Posting Locations; seconded by Director Rob Case. Motion passed unanimously.

11. Adjourn: President Case II adjourned the meeting at 12:48 pm.

- a. Next Regular Meeting scheduled: December 9, 2025 at 11:00 am

Submitted by: Recording Secretary

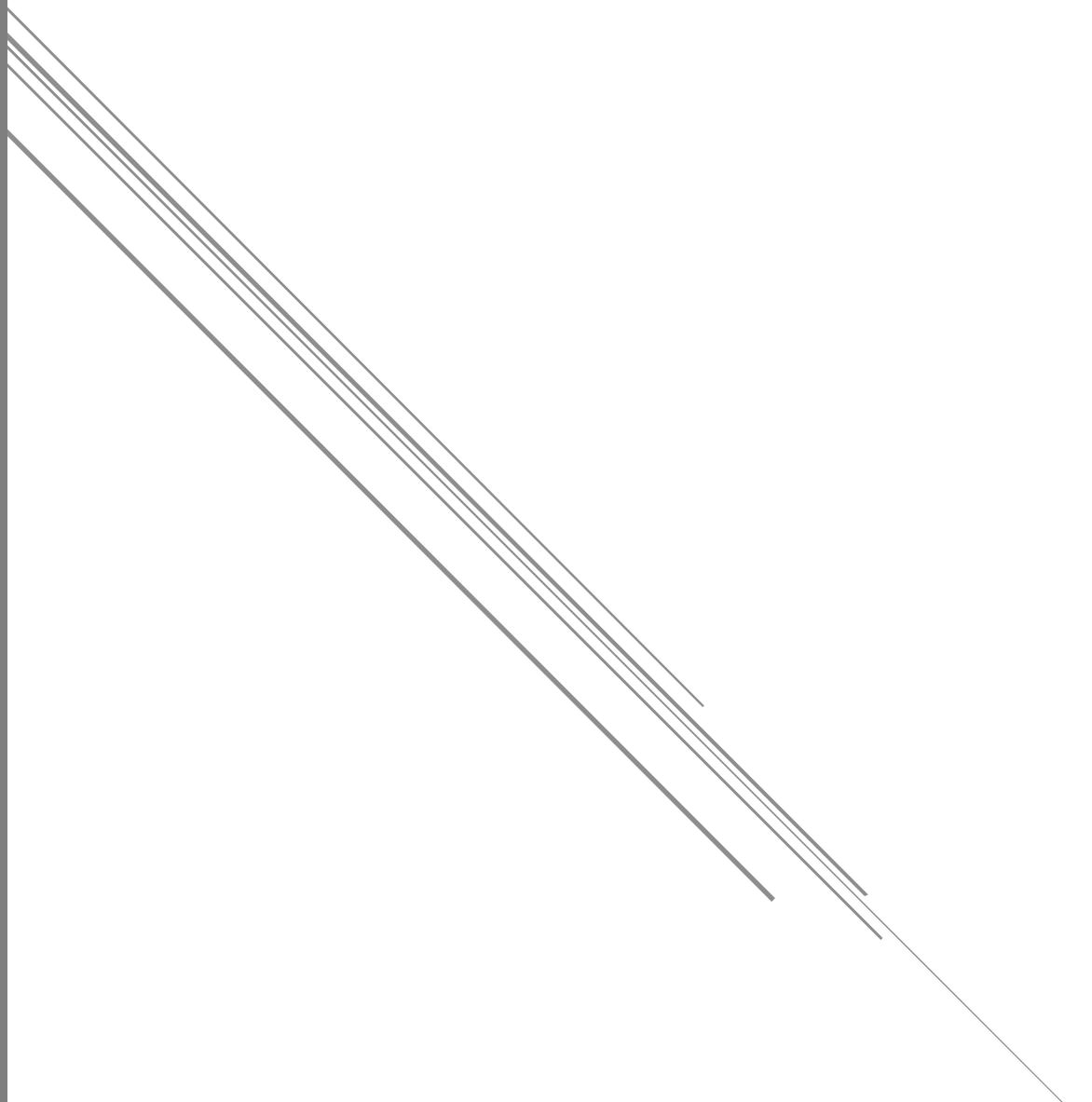
THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 11, 2025 CONTINUED MEETING MINUTES OF THE HIGH PLAINS RANCH METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

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W5DM MANAGERS

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High Plains Ranch Metropolitan District

Payment Request

1/14/2026

General Fund Account

Company	Invoice	Date	Amount	Comments
Mailing Services Inc.	21121	12/4/2025	\$ 1.61	Remains Unpaid
White Bear ankele Tanaka & Waldron	44059	10/31/2025	\$ 1,126.48	Remains Unpaid
White Bear ankele Tanaka & Waldron	44586	11/30/2025	\$ 287.81	Remains Unpaid
White Bear ankele Tanaka & Waldron	45121	12/31/2025	\$ 832.31	
WSDM Managers	1095	10/31/2025	\$ 1,175.00	Remains Unpaid
WSDM Managers	1160	11/30/2025	\$ 1,084.20	Remains Unpaid
WSDM Managers	1217	12/31/2025	\$ 1,000.00	
Total:			\$ 5,507.41	

ECB Balance before Payables:	\$ 7,735.01	
Current Payables Due:	\$ (5,507.41)	Total Payables
ECB Balance after Payables	\$ (19.00)	\$ 5,507.41

High Plains Ranch Metropolitan District, President