NOTICE AND AGENDA
REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
HESS RANCH METROPOLITAN DISTRICT NOS. 4-8

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the Hess Ranch Metropolitan District Nos. 4-8 (collectively, the "Districts"), of Douglas County, Colorado, will hold a regular meeting at 12:00 p.m., or as soon as thereafter possible, on September 16, 2026, by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Boards. The meeting is open to the public.

Date:	September 16, 2026
Time:	12:00 a.m.
Video:	Zoom Meeting Link
Call-In Number:	833-568-8864
Meeting ID:	160 157 0478
Passcode:	622380

PUBLIC NOTICE OF JOINT SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF HESS RANCH METROPOLITAN DISTRICT NOS. 4-8 AND NOTICE OF FINAL DETERMINATION TO ISSUE GENERAL OBLIGATION INDEBTEDNESS

NOTICE IS HEREBY GIVEN that the Boards of Directors of the **HESS RANCH METROPOLITAN DISTRICT NOS. 4-8**, Douglas County, Colorado, will hold a joint special meeting at 12:00 p.m. on September 16, 2026, at the offices of Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, CO 80203, and via video and telephone conference using the information provided below in the Agenda, for the purpose of addressing those matters in the agenda set out below as the same may be amended at the meeting and conducting such other business as may properly come before the Board.

At such meeting, it is anticipated that the Board of Directors of the Hess Ranch Metropolitan District No. 6 ("District No. 6") will make a final determination with respect to the issuance and refunding of general obligation indebtedness including the issuance of Hess Ranch Metropolitan District No. 6 General Obligation Refunding & Improvement Bonds, Series 2026A, in the estimated maximum principal amount of $100,000,000, Hess Ranch Metropolitan District No. 6 Subordinate Limited Tax General Obligation Bonds, Series 2026B, in the estimated maximum principal amount of $45,000,000, and Hess Ranch Metropolitan District No. 6 Junior Lien Limited Tax General Obligation Bonds, Series 2026C(3), in the estimated maximum principal amount of $35,000,000 (collectively, the "2026 Bonds"), which 2026 Bonds are to be authorized by the adoption of one or more parameters resolutions also authorizing the execution and delivery by officers of the District of Indentures of Trust for the 2026 Bonds and other necessary and related documents, and delegating certain determinations with respect to the 2026 Bonds to identified Sale Delegates.

Pursuant to the Supplemental Public Securities Act, no legal or equitable action brought with respect to any legislative acts or proceedings in connection with the authorization or issuance of such bonds may be commenced more than thirty days after the authorization of such bonds pursuant to the aforementioned resolution.

At this meeting, the Boards also expect to authorize execution of all documents, instruments and certificates in connection therewith, ratify prior actions, authorize incidental actions, repeal prior inconsistent actions, address those matters set out in the agenda below as the same may be amended at the meeting, and take up such other business as may come before the Boards. The meeting is open to the public, however, all participation by members of the public shall be by videoconference or teleconference only by utilizing the information provided below.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute.

BY ORDER OF THE BOARD OF DIRECTORS:

HESS RANCH METROPOLITAN DISTRICT

NOS. 4-8

By: /s/ Thomas George

General Counsel to the Districts

AGENDA

<u>MD NO. 4 BOARD OF DIRECTORS</u>
Matt Childers, President, May 2027
Andrew Tyler Everitt, Director, May 2027
Vacant, May 2027
Vacant, May 2029
Vacant, May 2029

<u>MD NOS. 5-8 BOARD OF DIRECTORS</u>
Matt Childers, President, May 2027
Jerry Richmond, Secretary/Treasurer, May 2027
John Givens, Director, May 2029
Vacant, May 2027
Vacant, May 2029

Discussion and possible action on any of the following:

1. Call to Order

2. Declaration of Quorum/Disclosure of Conflicts of Interest

3. Review and Approve Agenda, Meeting Location and Posting Location

4. Public Comment

5. Minutes from the July 15, 2026, Regular Combined Meeting (District Nos. 5 and 6)

6. Financial Matters
    a. Claims
    b. Financial Statements
    c. Engineer Certifications and Accountants Reports
        i. District No. 5 SID No. 1 and/or SID No. 2 Engineer's Cost Certification Report, Accountant's Cost Certification Report, Resolution to Approve District Eligible Costs, and Payment to VPDF LG LLC
    e. Other

7. District No. 6 Bond Items
    a. Approve and ratify engagements and actions taken in furtherance of 2026 Bonds
        i. Piper Sandler & Co. (Bond Underwriter)
        ii. Ballard Spahr (Bond Counsel)
        iii. CliftonLarsonAllen LLP (Cash Flow Analysis)
        iv. Crews and Associates (Municipal Advisor)
        v. Peak Economics Research & Consulting (Market Study)
        vi. UMB Bank (Trustee)
    b. Series 2026A/B Bond Resolution: final determination with respect to the issuance and refunding of general obligation indebtedness including the issuance of Hess Ranch Metropolitan District No. 6 General Obligation Refunding & Improvement Bonds, Series 2026A, in the estimated maximum principal amount of $100,000,000, Hess Ranch Metropolitan District No. 6 Subordinate Limited Tax General Obligation Bonds, Series 2026B, in the estimated maximum principal amount of $45,000,000, which Series 2026A Bonds and Series 2026B Bonds are to be authorized by the adoption of a parameters resolution also authorizing the execution and delivery by officers of the District of Indentures of Trust for the Series 2026A Bonds and Series 2026B Bonds and other necessary and related documents, authorizing the refunding of certain obligations of the District and delegating certain determinations with respect to the Series 2026A Bonds and Series 2026B Bonds to identified Sale Delegates.
    c. Series 2026C Bond Resolution: final determination with respect to the issuance of general obligation indebtedness through the issuance of Hess Ranch Metropolitan District No. 6 Junior Lien Limited Tax General Obligation Bonds, Series 2026C(3), in the estimated maximum principal amount of $35,000,000, which Series 2026C Bonds are to be authorized by the adoption of a parameters resolution also authorizing the execution and delivery by officers of the District of an Indenture of Trust for the Series 2026C Bonds and other necessary and related documents, and delegating certain determinations with respect to the Series 2026C Bonds to identified Sale Delegates.
    d. Other approvals and authorizations related to 2026 Bonds

8. District No. 4 Items
    a. Resolution authorizing the execution by District No. 4 of an acknowledgement to a Notice Regarding Issuance of Additional Obligations to be provided by District No. 6 and pertaining to the above-referenced Series 2026A Bonds, Series 2026B Bonds and Series 2026C Bonds (collectively, the "Bonds") and the Senior Capital Pledge Agreement, Subordinate Capital Pledge Agreement and Junior Lien Capital Pledge Agreement (collectively, the "Pledge Agreements") securing the Bonds (and to which District No. 4 is a party), which resolution also authorizes the execution, completion and delivery of such closing certificates and other documents as may be necessary or appropriate in connection with the issuance of the Bonds.

9. District No. 5 Items
    a. Resolution authorizing the execution by District No. 5 of an acknowledgement to a Notice Regarding Issuance of Additional Obligations to be provided by District No. 6 and pertaining to the Bonds and the Pledge Agreements securing the Bonds (and to which District No. 5 is a party), which resolution also authorizes the execution, completion and delivery of such closing certificates and other documents as may be necessary or appropriate in connection with the issuance of the Bonds.

10. District No. 7 Items
    a. Resolution authorizing the execution by District No. 7 of an acknowledgement to a Notice Regarding Issuance of Additional Obligations to be provided by District No. 6 and pertaining to the Bonds and the Pledge Agreements securing the Bonds (and to which District No. 5 is a party), which resolution also authorizes the execution, completion and delivery of such closing certificates and other documents as may be necessary or appropriate in connection with the issuance of the Bonds.

11. District No. 8 Items
    a. Resolution authorizing the execution by District No. 8 of an acknowledgement to a Notice

Regarding Issuance of Additional Obligations to be provided by District No. 6 and pertaining to the Bonds and the Pledge Agreements securing the Bonds (and to which District No. 5 is a party), which resolution also authorizes the execution, completion and delivery of such closing certificates and other documents as may be necessary or appropriate in connection with the issuance of the Bonds.

12. Director Items

13. Attorney items

14. Executive Session. (If needed, an executive session may be called pursuant to and for the purposes set forth in C.R.S. § 24-6-402(4), after announcement of the specific topic for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present.)

15. Other Business

16. Continuation/Adjournment

The next combined meeting of Hess Ranch MD Nos. 5-6 is scheduled for October 21, 2026, at 12:00 p.m.

Dated this 10th day of September 2026