

Station 1
8130 3rd Street
Wellington, CO 80549



Station 2
108 E County Road 66
Fort Collins, CO 80524

Wellington Fire Protection District REGULAR BOARD MEETING AGENDA

The **Regular Board Meeting** of the Wellington Fire Protection District will be called to order at **5:00 pm** on **May 21st, 2025**. The meeting will be held at **Station 1** located at 8130 3rd St, Wellington, CO 80549. Please contact our administrative office for any attendance accommodations. **Zoom Meeting information is listed below.**

Pledge of Allegiance

Roll Call

Additions/Deletions to the Agenda

Conflicts of Interest

Correspondence

- **Letter from Livermore Fire Protection District**

Public Comment

Any property owner, business owner, or resident of the District that would like to comment on items not listed on the agenda may be restricted to a 3-minute limit per person.

Employee Recognition

Guests or Presentations

Consent Agenda

- Regular Board Meeting Minutes for January 15th 2025
- Regular Board Meeting Minutes for February 19th 2025
- Regular Board Meeting Minutes for April 16th 2025

Monthly Activity Report

Chief's Report

Employee Report Committee

Reports

District Business:

1. **Board nominations and elections of officers:**
 - a. President
 - b. Vice-President
 - c. Treasurer
 - d. Secretary
2. **Consideration of setting a public hearing for Petition of Inclusion for Sipes Farm Holding property into the District boundaries.**

Sample Motion: "Move to set a public hearing for the June BOD meeting on the matter of a Petition of Inclusion for Sipes Farm Holding property in the Wellington Fire Protection District boundaries".

Station 16
8130 3rd Street
Wellington, CO 80549



Station 17
108 E County Road 66
Fort Collins, CO 80524

Wellington Fire Protection District

Other

Calendar Items:

Next Board Meeting –Regular Board Meeting – June 18th 2025, Station 1 @ 5:00 PM

Adjournment:

Wellington Fire Protection District Zoom Meeting information

Join Zoom Meeting

<https://us02web.zoom.us/j/7848079463>

Meeting ID: 784 807 9463

+ 17209289299,,7848079463# US (Denver)



Livermore Fire Protection District

P.O. Box 28 Livermore, Colorado 80536

Website: <http://www.livermorefire.org>

Chief Todd Germain
Wellington Fire Protection District
8130 Third Street
Wellington, CO. 80549

Chief Germain:

The purpose of this letter is to offer the highest level of sincere gratitude to the Wellington Fire Protection District and to duly recognize Captain Nick Schneeberger's exemplary leadership and professionalism.

Livermore Fire Protection District has benefited directly, repeatedly, and substantially from the actions of Captain Schneeberger in the form of live fire training, his skilled advice and that of his firefighter team members during live fire training, and in the transfer of apparatus and equipment that substantially improved the readiness, effectiveness, and capabilities of Livermore Fire Protection District Firefighters. Wellington's former 2004 Spartan Pumper, two sets of hydraulic extrication tools, supply hose, wildland appliances, and other useful equipment have been incorporated into Livermore's toolbox resulting in instant improvements in on-scene firefighter safety through to long-term improvements in our firefighting and Emergency Medical Services. The generous donation of this equipment has allowed Livermore Fire to allocate limited financial resources to other high priority strategic needs. Additionally, Livermore Fire Protection District is inspired to offer its 1991 Pierce "Thomas D. Young" Pumper to the Poudre Canyon Fire Protection District so they may similarly benefit.

Livermore Fire Protection District and Wellington Fire Protection District share common boundaries and commitments to community service, but now we share even more. Livermore Firefighters will proudly and effectively utilize Wellington's former equipment knowing that Captain Schneeberger and Wellington Fire Protection District are there as brothers and sisters willing to go the extra mile to help, whether that be equipment, mutual aid, professional training, or technical advice. Livermore Firefighters look forward to any opportunity to serve alongside our Wellington firefighters.

In summary, thank you to Captain Schneeberger and Wellington Fire Protection District, and we look forward to continued mutual aid in the truest sense of the word.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Meeter".

Joel Meeter
Fire Chief
Livermore Fire Protection District



MONTHLY SERVICE ACTIVITY



Month April 2025

TOTAL INCIDENT ACTIVITY: **110** YTD: 393

Fire and Other Services: **34** YTD: 136 EMS Responses: **73** YTD: 233

Motor Vehicle Accidents: **3** YTD: 24

GREEN = Increase from prev. month

RED = Decrease " " "

Incidents of note:

4/9/2025 1509 hrs. 12155 N County Rd. 15 Building Fire. Engine 92, Engine 91, Chief 90, PFA E12 and T12 responded to a reported building fire. E92 arrived to find a large fully involved greenhouse. The fire had spread to some nearby grassland and an electrical utility pole. Strong NW winds were fueling the fast moving fire. E92 crew succeeded with a quick knockdown and were backed up by E92 crew. PFA T12/E12 provided water supply. REA was called to secure the fire damaged utility pole. The cause of the fire was determined to be a malfunctioning chicken brooder heat lamp. Unfortunately, several hundred poultry were lost in the fire.

4/10/2025 1328 hrs. I-25 SB MM 290 Vehicle Fire. Engines 92 and 93 responded to a vehicle fire on I-25. Units arrived to find a fully involved car with fire spreading to nearby grasslands. E92 attacked and controlled the vehicle fire and E91 was assigned to control the spreading grass fire. A Laramie District 1 brush unit assisted with grass fire control.

4/13/2025 0632 hrs. 1221 W. County Rd. 58 Outbuilding Fire . Engines 92 and 91 with Chief 90 responded to a reported fire in an outbuilding at this address. Engine 92 arrived on scene to find a 10'x15' outbuilding fully involved. Strong winds were spreading the fire toward nearby trees and an open field. First arriving crews were able to contain the outbuilding fire and keep it from extending to the house. Later arriving units from PFA (Engine 12, Tender 12, Brush 7) assisted E91 with controlling the grass fire and cooling a 1000# propane tank that was venting and on fire. The cause of the fire was determined to be from welding sparks. WFPD investigators were on scene until 1500.

4/13/2025 1825 hrs. 1221 W. County Rd. 58 Building Fire. Engines 92 and 91 with Chief 90 responded for a reported structure fire. E92 arrived to find the a 2 story house heavy fire in the SE corner of the residence. E92, backed up with E91 quickly knocked down the fast moving fire. PFA Engine 12 and Tender 12 responded for water supply. The cause of the fire is still under investigation with the assistance of Larimer County Sherriif, ATF and Colorado DFPC.

WELLINGTON FIRE PROTECTION DISTRICT

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WELLINGTON FIRE PROTECTION DISTRICT
ACCOUNTANT'S REPORT
April 30, 2025

DESCRIPTION		AMOUNT
April 30, 2025	Operating and Admin Expenditures	\$ 70,178
April 30, 2025	Personnel Costs	205,824
	TOTAL EXPENDITURES - CURRENT MONTH	\$ 276,001

CURRENT MONTHS REVENUES

Tax Revenue	\$ 675,351
Interest Income	10,947
Other Income	14,946
TOTAL RECEIPTS - CURRENT MONTH	\$ 701,244

CASH BALANCE PER FINANCIAL STATEMENTS

		Balance per reconciliation
COLOTRUST - Non Impact Fee accounts		\$ 2,620,903
Points West Bank		141,180
Total Cash per reconciliation	April 30, 2025	\$ 2,762,083
Less uncleared disbursements for current month		(70,178)
Add: Cash at County Treasurer		675,351
Net Cash Available		\$ 3,367,256

UNAUDITED
WELLINGTON FIRE PROTECTION DISTRICT
REVENUE & EXPENDITURE STATEMENT
ACTUAL & BUDGET FOR PERIOD ENDING ON APRIL 30, 2025
COMBINED FUNDS

	APRIL ACTUAL	YTD ACTUAL	2025 BUDGET	% OF BUDGET USED	BUDGET REMAINING
REVENUE					
4010 Larimer County Tax	\$ 655,690	\$ 2,281,819	\$ 3,880,667	58.80%	\$ 1,598,848
4013 Tax Rebate Payment	-	-	(52,222)	0.00%	(52,222)
4012 Specific Ownership Tax	19,660	78,680	215,000	36.60%	136,320
4014 Wildland Firefighting	-	-	60,000	0.00%	60,000
4016 Service Fees	-	-	1,000	0.00%	1,000
4017 Miscellaneous	1,903	1,975	5,000	39.50%	3,025
4018 Donations and events	-	100	25,000	0.40%	24,900
4020 Interest income	10,947	39,207	100,000	39.21%	60,793
4019 Grants	200	200	16,200	1.23%	16,000
4015 Impact Fees	12,843	14,549	40,000	36.37%	25,451
TOTAL REVENUE	701,244	2,416,530	4,290,645	56.32%	1,874,115
PERSONNEL COSTS					
5010 Salaries and Wages	136,397	527,516	1,904,805	27.69%	1,377,289
5020 Wildland Salaries	-	-	45,000	0.00%	45,000
5025 District Board Compensation	400	2,100	9,000	23.33%	6,900
5030 Overtime	24,585	77,452	232,301	33.34%	154,849
5110 Employer Taxes	3,398	11,065	62,158	17.80%	51,093
5120 Workers Compensation	6,757	11,632	71,514	16.27%	59,882
5210 Health, Dental & Vision Insurance	14,918	77,963	197,583	39.46%	119,620
5230 FPPA	19,369	68,377	258,666	26.43%	190,289
TOTAL PERSONNEL COSTS.	205,824	776,105	2,781,027	27.91%	2,004,922
OPERATING AND ADMIN EXPENDITURES					
6010 Utilities	3,382	17,556	53,000	33.12%	35,444
6020 Station Supplies	869	3,300	6,000	55.00%	2,700
6030 Building Repairs & Maintenance	4,137	6,667	25,000	26.67%	18,333
6110 Equipment and Supplies	7,310	19,837	85,000	23.34%	65,163
6120 Fuel Expenses	2,568	5,622	28,000	20.08%	22,378
6140 Repairs and Maintenance - Equipment	4,351	23,795	80,000	29.74%	56,205
6210 IT services and supplies	12,056	18,474	29,932	61.72%	11,458
6230 Dispatch	585	2,339	14,500	16.13%	12,161
6310 Health & Safety	1,350	7,200	28,500	25.26%	21,300
6320 Wildland Travel Expenses	-	-	15,000	0.00%	15,000
6330 Training & Seminars	230	4,332	63,000	6.88%	58,668
6335 Travel, Meetings and Meals	209	804	2,650	30.33%	1,846
7010 Office Expenses	467	1,898	6,000	31.63%	4,102
7020 Accounting/Finance	8,125	18,125	65,000	27.88%	46,875
7025 Legal Expenses	1,130	2,805	15,000	18.70%	12,195
7030 Professional Fees	5,355	17,267	32,000	53.96%	14,733
7050 Fees/Dues/Subscriptions	897	5,259	13,100	40.15%	7,841
7060 Payroll Processing Fees	776	3,503	10,000	35.03%	6,497
7070 County Treasurer Fees	13,111	45,637	77,613	58.80%	31,976
7080 Bank Service Charge	-	-	300	0.00%	300
7100 Insurance	2,235	20,131	44,300	45.44%	24,169
7110 District Board Expenses	-	-	5,000	0.00%	5,000
7120 Election Cost	830	4,235	54,000	7.84%	49,765
6336 Contingencies	-	-	80,000	0.00%	80,000
8003 Volunteer Pension Contribution	-	-	129,824	0.00%	129,824
6401 Public Education	206	206	1,000	20.64%	794
7942 Capital Outlay	-	-	1,340,000	0.00%	1,340,000
9015 Debt Service / Lease Payments	-	269,546	269,546	100.00%	0
TOTAL OPERATING AND ADMIN EXPENDITURES	70,178	498,538	2,573,265	19.37%	2,074,727
TOTAL EXPENDITURES	276,001	1,274,643	5,354,292	23.81%	4,079,649
EXCESS (DEFICIENCY) OF REVENUE OVER (UNDER) EXPENDITURE	\$ 425,243	\$ 1,141,887	\$ 1,063,641		\$ 2,205,534

Not audited, reviewed or compiled. No assurances provided. All disclosures are omitted.

1:53 PM

05/14/25

Accrual Basis

Wellington Fire Protection District
Monthly Disbursements
As of April 30, 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
CASH-IMPACT FEES									188,261.50
100 · Colotrust - Impact Fees									188,261.50
Transfer	04/14/2025			Funds Tran...		101 · Colotr...	1,706.18		189,967.68
Deposit	04/30/2025			Deposit		4020 · Inter...	684.61		190,652.29
Total 100 · Colotrust - Impact Fees							2,390.79	0.00	190,652.29
Total CASH-IMPACT FEES							2,390.79	0.00	190,652.29
CASH - GENERAL FUND									2,978,018.81
101 · Colotrust Plus									2,685,727.59
Transfer	04/03/2025			Funds Tran...	X	103 · Operat...		150,000.00	2,535,727.59
Deposit	04/10/2025			Deposit	X	110 · Cash ...	239,127.85		2,774,855.44
Transfer	04/14/2025			Funds Tran...	X	100 · Colotr...		1,706.18	2,773,149.26
Transfer	04/15/2025			Funds Tran...	X	103 · Operat...		40,000.00	2,733,149.26
Deposit	04/24/2025			Deposit	X	110 · Cash ...	3,046.82		2,736,196.08
Transfer	04/29/2025			Funds Tran...	X	103 · Operat...		125,000.00	2,611,196.08
Deposit	04/30/2025			Deposit	X	4020 · Inter...	9,707.00		2,620,903.08
Total 101 · Colotrust Plus							251,881.67	316,706.18	2,620,903.08
102 · Colotrust Prime									158,725.67
Deposit	04/30/2025			Deposit	X	4020 · Inter...	555.60		159,281.27
Total 102 · Colotrust Prime							555.60	0.00	159,281.27
103 · Operating - Points West - 5485									90,327.84
Check	04/02/2025		Centurylink / Lu...		X	6010 · Utilities		212.37	90,115.47
Check	04/02/2025		Standard Insura...		X	5210 · Healt...		442.22	89,673.25
Check	04/02/2025		Senergy Petrole...	Invoice SE...	X	6120 · Fuel ...		784.54	88,888.71
Deposit	04/02/2025			Deposit	X	-SPLIT-	2,103.00		90,991.71
Transfer	04/03/2025			Funds Tran...	X	101 · Colotr...	150,000.00		240,991.71
General Journal	04/04/2025	2022...			X	5010 · Salar...		53,590.22	187,401.49
General Journal	04/04/2025	2022...			X	5010 · Salar...		11,960.11	175,441.38
General Journal	04/04/2025	2022...		Levy paym...	X	5010 · Salar...		1,344.50	174,096.88
Bill Pmt -Check	04/08/2025	ACH	Centurylink / Lu...		X	2000 · ACC...		2,033.11	172,063.77
Bill Pmt -Check	04/09/2025	7316	Bomgaars		X	2000 · ACC...		830.92	171,232.85
Check	04/09/2025	ACH	Pinnacol Assura...	Invoice: 22...	X	5120 · Work...		4,875.00	166,357.85
Check	04/10/2025	ACH	Poudre Valley R...		X	6010 · Utilities		226.91	166,130.94
Check	04/10/2025	ACH	Fire And Police ...		X	2140 · FPP...		14,930.34	151,200.60
Bill Pmt -Check	04/11/2025	7317	Centurylink / Lu...		X	2000 · ACC...		681.08	150,519.52
Bill Pmt -Check	04/11/2025	7318	Concentra/Gene...		X	2000 · ACC...		212.00	150,307.52
Bill Pmt -Check	04/11/2025	7319	David Clark Com...		X	2000 · ACC...		402.00	149,905.52
Bill Pmt -Check	04/11/2025	7320	Enhance Printin...		X	2000 · ACC...		140.50	149,765.02
Bill Pmt -Check	04/11/2025	7321	First Responder ...		X	2000 · ACC...		2,700.00	147,065.02
Bill Pmt -Check	04/11/2025	7322	Gan-CO Localiq	Acct #1249...	X	2000 · ACC...		73.50	146,991.52
Bill Pmt -Check	04/11/2025	7323	GreatAmerica Fi...		X	2000 · ACC...		144.73	146,846.79
Bill Pmt -Check	04/11/2025	7324	ICC-		X	2000 · ACC...		1,108.00	145,738.79
Bill Pmt -Check	04/11/2025	7325	L.N. Curtis & Sons	VOID:	X	2000 · ACC...	0.00		145,738.79
Bill Pmt -Check	04/11/2025	7326	Lyons Gaddis		X	2000 · ACC...		2,939.42	142,799.37
Bill Pmt -Check	04/11/2025	7327	Poudre Fire Auth...			2000 · ACC...		9,606.49	133,192.88
Bill Pmt -Check	04/11/2025	7328	Vertical Bridge T...		X	2000 · ACC...		584.68	132,608.20
Bill Pmt -Check	04/11/2025	7329	EverOn	VOID:	X	2000 · ACC...	0.00		132,608.20
Bill Pmt -Check	04/11/2025	7330	Green & Associa...		X	2000 · ACC...		4,000.00	128,608.20

1:53 PM

05/14/25

Accrual Basis

Wellington Fire Protection District
Monthly Disbursements
As of April 30, 2025

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
Bill Pmt -Check	04/11/2025	7331	Wellington Profe...	paydates: 2...	X	2000 · ACC...		643.87	127,964.33
Check	04/14/2025	ACH	Senergy Petrole...	Invoice: SE...	X	6120 · Fuel ...		840.35	127,123.98
Check	04/15/2025	ACH	Fire And Police ...		X	2140 · FPP...		17,894.06	109,229.92
Transfer	04/15/2025			Funds Tran...	X	101 · Colotr...	40,000.00		149,229.92
Bill Pmt -Check	04/16/2025	7332	EverOn		X	2000 · ACC...		362.10	148,867.82
Bill Pmt -Check	04/16/2025	7333	Toshiba America...		X	2000 · ACC...		250.00	148,617.82
Check	04/16/2025	ACH	Vectra Bank		X	2201 · Vectr...		7,844.56	140,773.26
Check	04/17/2025	ACH	AFLAC	Invoice: 48...	X	5210 · Healt...		395.94	140,377.32
Check	04/17/2025	ACH	Northern Colora...		X	6010 · Utilities		39.00	140,338.32
Check	04/17/2025	ACH	Northern Colora...		X	6010 · Utilities		39.00	140,299.32
Deposit	04/17/2025			Deposit	X	4015 · IMPA...	12,843.24		153,142.56
General Journal	04/18/2025	2022...			X	5010 · Salar...		59,652.47	93,490.09
General Journal	04/18/2025	2022...			X	5010 · Salar...		13,934.53	79,555.56
Check	04/21/2025	ACH	Rocky Mountain ...		X	5210 · Healt...		237.50	79,318.06
Check	04/21/2025	ACH	Paylocity		X	7060 · Payr...		775.67	78,542.39
Check	04/22/2025	ach	Rocky Mountain ...	Invoice 677...	X	5210 · Healt...		509.61	78,032.78
Check	04/22/2025	ACH	Northern Colora...		X	6010 · Utilities		50.33	77,982.45
Check	04/22/2025	ACH	Republic Services		X	6010 · Utilities		248.44	77,734.01
Check	04/22/2025	ACH	Fire And Police ...		X	2140 · FPP...		19,640.72	58,093.29
Check	04/23/2025	ACH	Rocky Mountain ...	Invoice 677...	X	5210 · Healt...		115.39	57,977.90
Check	04/23/2025	ACH	Black Hills Energy		X	6010 · Utilities		726.00	57,251.90
Check	04/28/2025	ACH	Senergy Petrole...	Invoice SE...	X	6120 · Fuel ...		892.74	56,359.16
Check	04/28/2025	ACH	Town of Wellingt...		X	6010 · Utilities		236.78	56,122.38
Check	04/28/2025	ACH	Anthem Blue Cr...		X	5210 · Healt...		17,263.05	38,859.33
Check	04/28/2025	ACH	Xcel Energy	Invoice: 92...	X	6010 · Utilities		996.13	37,863.20
Transfer	04/29/2025			Funds Tran...	X	101 · Colotr...	125,000.00		162,863.20
Check	04/30/2025	ACH	Pinnacol Assura...		X	5120 · Work...		1,882.00	160,981.20
Total 103 · Operating - Points West - 5485							329,946.24	259,292.88	160,981.20
108.000 · Operating - 1st National Bank									43,237.71
Total 108.000 · Operating - 1st National Bank									43,237.71
Total CASH - GENERAL FUND							582,383.51	575,999.06	2,984,403.26
TOTAL							584,774.30	575,999.06	3,175,055.55

STATE OF COLORADO)
) ss
COUNTY OF LARIMER)

BEFORE THE BOARD OF DIRECTORS OF
WELLINGTON FIRE PROTECTION DISTRICT

PETITION FOR INCLUSION

Sipes Farm Holding, LLC, a Colorado limited liability company hereby petitions that the following-described real property be included into the Wellington Fire Protection District pursuant to § 32-1-401(1), C.R.S., and in support of said petition states the following:

1. The undersigned is/are the fee Owner(s) of 100% of the following-described real property located in the County of Larimer, State of Colorado, which is/are capable of being served by the Wellington Fire Protection District.

2. A copy of the property deed showing current ownership and the legal description for the property requested for inclusion is attached to this Petition.

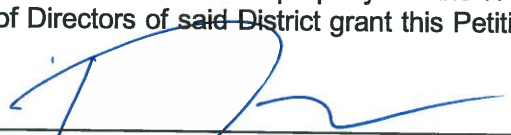
A COPY OF THE DEED(S) WHEREBY TITLE WAS ACQUIRED IS/ARE ATTACHED HERETO. IF APPROPRIATE ATTACH SKETCH OR MAP OF PROPERTY.

3. The property requested for inclusion is: [Check one]

☒ Presently included in Poudre Valley Fire Protection District

☐ Not presently included in any fire protection district.

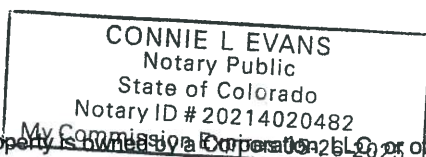
4. The undersigned assent to the inclusion of the above-described property into the Wellington Fire Protection District and pray that the Board of Directors of said District grant this Petition after public notice and hearing as provided by law.


Owner Signature: Daren L. Roberson, Manager
Owner Name: Sipes Farm Holding, LLC
Address: 721 Dartmouth Trail, Fort Collins, CO 80525
Telephone: (970) 219-4501
Email: daren@sagehomes.com

The foregoing instrument was acknowledged before me this 29th day of April, 2025, by Daren L. Roberson, Manager of Sipes Farm Holding, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 05-26-2025




Notary Public

CONNIE L EVANS
Notary Public
State of Colorado
Notary ID # 20214020482
Commission Expires 05-26-2025

*If property is owned by a Corporation or other business entity, a Statement of Authority is required to be attached to Petition for authorization of the signature.

(Submit a notarized signature for each Property Owner)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED, made this 5th day of May, 2022, between Dale R. Sipes and Janice J. Sipes, whose address is 3180 E County Road 58, Fort Collins, CO 80524 ("Grantor"), and Sipes Farm Holding, LLC, a Colorado limited liability company, whose address is 721 Dartmouth Trail, Fort Collins, Colorado 80525 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, its successors and assigns, forever, all the real property, together with all improvements, if any, situate, lying and being in the said County of Larimer and State of Colorado, which is legally described as follows:

As set forth on **Exhibit A** attached hereto and incorporated herein by reference

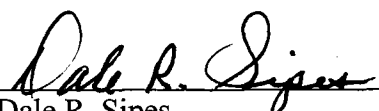
also known as: 5950 North County Road 9 and 6136 North County Road 9, Wellington, Colorado, 80549.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above-bargained premises, with the hereditaments and appurtenances.

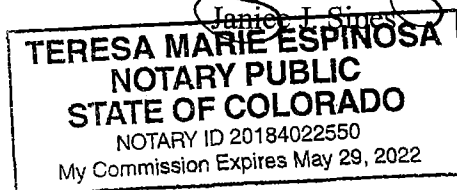
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto Grantee, its successors and assigns forever. Grantor, for itself and its successors, and assigns, does covenant and agree that Grantor shall and will warrant and forever defend the above-bargained premises in the quiet and peaceable possession of Grantee, its successors, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except and subject to those matters which are set forth on **Exhibit B** attached hereto and incorporated herein by reference.

(Signature on Following Page)

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

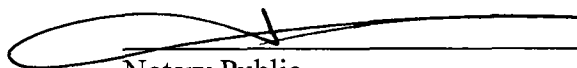

Dale R. Sipes

STATE OF COLORADO)
COUNTY OF LARIMER)

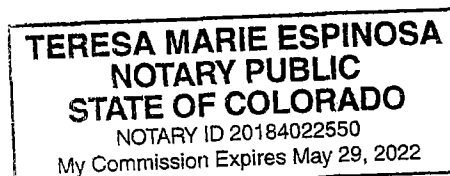


The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Dale R. Sipes.

Witness my hand and official seal.


Notary Public

STATE OF COLORADO)
COUNTY OF LARIMER)



The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Janice J. Sipes.

Witness my hand and official seal.

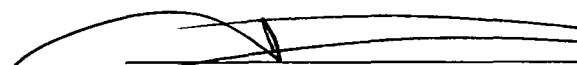

Notary Public

EXHIBIT A

Legal Description of Property Conveyed

LOT 2, SIPES M.L.D. #19-LAND3918, COUNTY OF LARIMER, STATE OF COLORADO

(Street Address: 5950 North County Road 9 and 6136 North County Road 9, Wellington, Colorado, 80549)

TOGETHER WITH all rights, title, and interest of Grantor in and to all minerals and mineral rights, including oil, gas, coal, sand, gravel, and other minerals, located in, on, or under the surface of the above-described property; and

TOGETHER WITH all rights, title, and interest of Grantor, reversionary or otherwise, in and to all (i) easements, rights-of-way, and rights to same belonging or in any way appertaining to the above-described property, (ii) strips and gores of land lying between the above-described property and adjoining property, streets, or roads, open or proposed, and (iii) other rights and appurtenances belonging or in any way appertaining to the above-described property; and

TOGETHER WITH all rights, title, and interest of Grantor in and to all water and water rights, wells and well rights, ditches and ditch rights, reservoirs and reservoir rights, belonging or in any way appertaining to the above-described property, including, but not limited to, the following:

A. The water well and pumping system for irrigation well Permit Number 24984-F (W-1344-2), with a beneficial use date of June 3, 1948, for 2.36 cubic feet per second, known as the "Well No. 2-Unregistered" more specifically described in the Decree dated April 20, 1972, in Civil Action No. W-1344 in the Water Division I, State of Colorado (which water well was described as permit number W-1334-2 [sic], 1050 GPM as transferred by Warranty Deed dated January 7, 1992, from Dick Matsuda and Mary Y. Matsuda, as grantors, to Dale R. Sipes and Janice J. Sipes, as grantees, as recorded with the Larimer County Clerk and Recorder on January 8, 1992 at Reception Number 92001260).

EXHIBIT B
TITLE EXCEPTIONS

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. RIGHT OF WAY FOR COUNTY ROADS AS ESTABLISHED AND/OR USED

3. RESERVATIONS MADE BY UNION PACIFIC RAILWAY COMPANY, IN DEED RECORDED JANUARY 19, 1884, IN BOOK 29 AT PAGE 260, PROVIDING SUBSTANTIALLY AS FOLLOWS: RESERVING UNTO SAID COMPANY AND ITS ASSIGNS ALL COAL THAT MAY BE FOUND UNDERNEATH THE SURFACE OF LAND HEREIN DESCRIBED AND THE EXCLUSIVE RIGHT TO PROSPECT AND MINE FOR SAME, ALSO SUCH RIGHT OF WAY AND OTHER GROUNDS AS MAY APPEAR NECESSARY FOR PROPER WORKING OF ANY COAL MINE THAT MAY BE DEVELOPED UPON SAID PREMISES AND FOR TRANSPORTATION OF COAL FROM SAME.

REQUEST FOR NOTIFICATION RECORDED MAY 20, 2002 AT RECEPTION NO. 2002055148

4. RIGHT OF WAY EASEMENT AS GRANTED TO THE FORT COLLINS DEVELOPMENT RAILWAY COMPANY IN INSTRUMENT RECORDED MARCH 24, 1904, IN BOOK 162 AT PAGE 144.

5. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED JUNE 14, 1957, IN BOOK 1045 AT PAGE 449, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

6. RIGHT OF WAY EASEMENT AS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED MARCH 27, 1968, IN BOOK 1382 AT PAGE 196.

7. RIGHT OF WAY EASEMENT AS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED JULY 12, 1968, IN BOOK 1389 AT PAGE 69.

RELEASE RECORDED FEBRUARY 11, 1999 AT RECEPTION NO. 99012393

8. TERMS, CONDITIONS AND PROVISIONS OF NOTICE RECORDED NOVEMBER 16, 1984 IN BOOK 2298 AT PAGE 1414.

9. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT TO SURRENDER HEADGATE RECORDED SEPTEMBER 16, 1994 UNDER RECEPTION NO. 94076706.

10. EXISTING LEASES OR TENANCIES, IF ANY.

11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SIPES M.L.D. #19-LAND3918 RECORDED NOVEMBER 06, 2019 UNDER RECEPTION NO. 20190069527.

12. EASEMENT GRANTED TO POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC., FOR UTILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 26, 2009, UNDER RECEPTION NO. 20090033447.

13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED MAY 05, 2022 PREPARED BY NORTHERN ENGINEERING SERVICES, INC., JOB #992-008:

- A. FENCES DO NOT COINCIDE WITH THE BOUNDARY LINES
 - B. CONCRETE IRRIGATION DITCH
 - C. DIRT TWO-TRACK
 - D. POWER LINES AND POLES
 - E. UNDERGROUND UTILITIES WERE NOT LOCATED
- SAID DOCUMENT STORED AS OUR ESI 40550309

**ORGANIZATIONAL CONSENT
OF
MEMBERS
OF
SIPES FARM HOLDING, LLC**

Pursuant to the Colorado Limited Liability Company Act, the undersigned, being all of the members of Sipes Farm Holding, LLC, a Colorado limited liability company (the "Company"), acting at the call of the organizer, hereby consent to, vote in favor of, and adopted the following resolutions:

I.

RESOLVED, that the Articles of Organization of the Company returned and certified by the Colorado Secretary of State be placed in the minute book.

II.

RESOLVED, that the organizer of the Company is hereby forever discharged and indemnified by the Company from and against any expense or liability incurred by reason of having been the organizer of the Company.

III.

RESOLVED, that the Operating Agreement attached to this Consent of Members is adopted as the Operating Agreement of the Company and that a copy of such Operating Agreement be placed in the Company's minute book.

IV.

RESOLVED, that the form of Membership Certificate attached is adopted as the Membership Certificate of the Company.

V.

RESOLVED, that Farmers Bank, located at 713 S. Lemay Avenue, Fort Collins, Colorado 80524, is designated the depository of the Company, and that the customary forms of resolution of such bank conferring banking and borrowing authority upon the Company's Manager are adopted.

VI.

RESOLVED, that the Company accept the subscriptions in the form of Membership Certificates and payment made therefor by the following persons for the proportionate interest of the Company set forth opposite each of their names for the amount of consideration indicated.

<u>Name</u>	<u>Units</u>	<u>Total Consideration</u>
Daren L. Roberson	500,000	\$2,500.00 cash
Ronna L. Roberson	500,000	\$2,500.00 cash

VII.

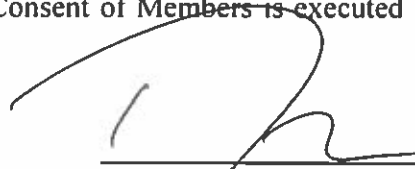
RESOLVED, that the fiscal year of the Company begin on January 1 and end on December 31 of each year.

VIII.

RESOLVED, that the following individual is the Manager of the Company.

<u>Name</u>	<u>Office</u>
Daren L. Roberson	Manager

This Consent of Members may be executed in counterparts, all of which taken together shall constitute a single instrument. This Consent of Members is executed effective as of July 24, 2018.



Daren L. Roberson



Ronna L. Roberson

EXHIBIT

LOT 2, SIPES M.L.D., #19-LAND3918, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WELLINGTON,
COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION

Lot 2, Sipes M.L.D. #19-LAND3918, located in the Southwest Quarter of Section 9, Township 8 North, Range 68 West of the 6th P.M., Town of Wellington, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the north line of the Southwest Quarter of Section 9, as bearing South 89° 22' 24" East, with the West Quarter corner of said Section 9 being monumented by a 2" aluminum cap on #6 rebar, stamped LS 7839 and the Center Quarter corner of said Section 9 being monumented by a 3.25" aluminum cap on #6 rebar, stamped LS 34995 and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter corner of said Section 9;

THENCE South 89° 22' 24" East, along the north line of said Southwest Quarter of Section 9, a distance of 30.00 feet to the **POINT OF BEGINNING**;

THENCE South 89° 22' 24" East, continuing along said north line, a distance of 2555.79 feet;

THENCE South 00° 42' 10" West, departing said north line, a distance of 2595.43 feet;

THENCE North 89° 18' 35" West, a distance of 1810.13 feet;

THENCE North 00° 41' 25" East, a distance of 579.31 feet;

THENCE North 89° 18' 40" West, a distance of 700.76 feet;

THENCE North 49° 35' 39" West, a distance of 64.49 feet;

THENCE along the arc of a curve concave to the northwest, a distance of 288.91 feet, said curve has a radius of 1186.00 feet, a delta of 13° 57' 27" and is subtended by a chord bearing North 12° 17' 52" East, a distance of 288.20 feet;

THENCE North 00° 20' 25" East, a distance of 305.10 feet;

THENCE North 02° 10' 54" West, a distance of 185.49 feet;

THENCE North 02° 11' 06" West, a distance of 872.21 feet;

THENCE North 01° 04' 25" East, a distance of 328.34 feet to the **POINT OF BEGINNING**.

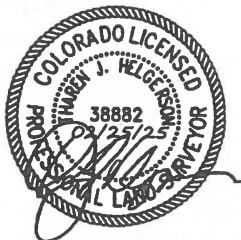
Containing 141.12 acres (6,147,056 square feet) more or less.

May be subject to easements, rights-of-way, covenants and restrictions of record.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



Tharen J. Helgerson

Colorado Professional Land Surveyor No. 38882

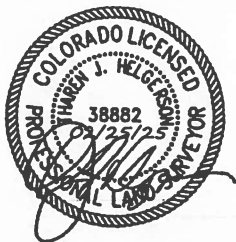
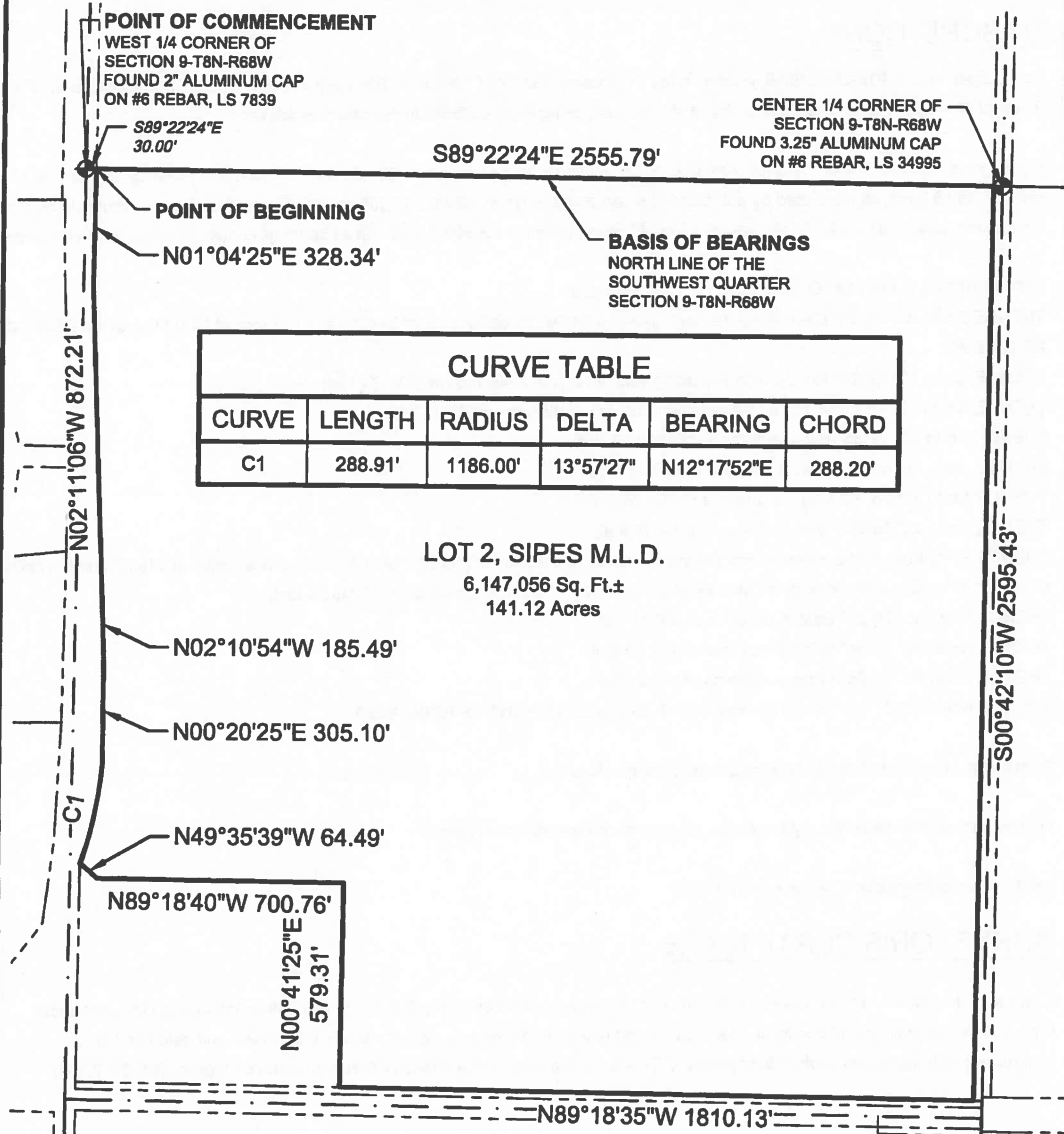
For and on behalf of EPS Group, Inc.

Sheet 1 Of 2 Sheets	 970.221.4158 epsgroupinc.com ARIZONA COLORADO	PROJECT: 24-0103	CLIENT: SAGE HOMES
		DATE: 02/25/25	SECTION-TWP-RGE: S9-T8N-R68W
		DRAWN BY: L. SMITH	REVIEW BY: T. HELGERSON

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

EXHIBIT

LOT 2, SIPES M.L.D., #19-LAND3918, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WELLINGTON,
COUNTY OF LARIMER, STATE OF COLORADO



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.



NORTH

0' 400'
(IN U.S. SURVEY FEET)
1 Inch = 400 feet

LEGEND

- EXHIBIT BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE

Sheet

2

Of 2

Sheets



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ARIZONA | COLORADO

PROJECT:

24-0103

DATE:

02/25/25

DRAWN BY:

L. SMITH

CLIENT:

SAGE HOMES

SECTION-TWP-RGE:

S9-T8N-R68W

REVIEW BY:

T. HELGERSON

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