

**ALPINE MEADOWS METROPOLITAN DISTRICT NO. 1
(FORMERLY KNOWN AS “STONEBRAKER METROPOLITAN DISTRICT”)
CITY OF DACONO, WELD COUNTY, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2025

Pursuant to the Service Plan for Stonebraker Metropolitan District (the “District”) (now known as Alpine Meadows Metropolitan District No. 1), the District is required to provide an annual report to the City of Dacono, Colorado (the “City”).

For the year ending December 31, 2025, the District makes the following report:

A. Boundary changes of the District.

No boundary changes were made or proposed during the reporting period.

B. Intergovernmental Agreements entered into or proposed.

No Intergovernmental Agreements were entered into during the reporting period.

C. Changes or proposed changes in the District’s policies.

No changes or proposed changes in the District’s policies occurred during the reporting period.

D. Changes or proposed changes in the District’s operations.

No changes or proposed changes in the District’s operations occurred during the reporting period.

E. Access information to obtain a copy of rules and regulations adopted by the Board.

District Counsel: Spencer Fane LLP, Attn: David O’Leary, doleary@spencerfane.com.

F. Statement describing all sources and applications of District revenue for the preceding fiscal year, and describing any changes in the financial status of the District including any issuance of financial obligations or any change in revenue projections or operating costs.

There were no changes to the District’s financial status in 2025, revenue projections and operating costs are reflected in the District’s 2026 Budget as on file with the [Division of Local Government](#).

G. **A summary of any litigation and notices of claim involving the District.**

There is no litigation or notices of claim, pending or threatened, against the District of which we are aware.

H. **Proposed plans for the year immediately following the year summarized in the annual report.**

On December 2, 2025, the Weld County District Court entered an Order Granting Motion to Approve and Recognize Change in Name of Stonebraker Metropolitan District to Alpine Meadows Metropolitan District No. 1. The Order of Name Change was recorded with the Weld County Clerk and Recorder on March 17, 2026.

An Amended and Restated Service Plan will be submitted to the City of Dacono for approval in 2026. The intent is to form three new districts in addition to Alpine Meadows Metropolitan District No. 1, to be known as Alpine Meadows Metropolitan District Nos. 2, 3 and 4. The new districts are expected to be formed via elections held in November 2026.

I. **Status of construction of public improvements.**

No public improvements were constructed by the District during the reporting period.

J. **A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

No facilities or improvements were dedicated to the City during the reporting period.

K. **The current assessed valuation in the District.**

The current assessed valuation of the District is \$286,000.

L. **A schedule of all mill levies and any other fees, charges, and assessments imposed in the report year and proposed to be imposed in the following year and the revenues raised or proposed to be raised therefrom.**

No fees, charges or assessments were imposed by the District during the reporting period. The District does not anticipate the imposition of fees, charges or assessments in 2026. The District imposed a mill levy of 45.000 mills for operations in 2025 (for collection in 2026).

M. **A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.**

Revenues and expenditures were less than \$750,000 during fiscal year 2025. An application for exemption from audit has been filed with the State Auditor, can be obtained from the [State Auditor’s online portal](#).

N. **Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.**

None.

O. **Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

None.

The District hereby certifies that the information provided herein is true and accurate and, as of the date hereof, the District is in full compliance with the District’s Service Plan.

Respectfully submitted this 22nd day of April, 2026.

ALPINE MEADOWS METROPOLITAN
DISTRICT NO. 1

David Buncan

President

Todd Johnson

Secretary

SIGNATURE CERTIFICATE



REFERENCE NUMBER

DD062E43-7BDD-4FA7-B495-49BE523A0934

TRANSACTION DETAILS

Reference Number

DD062E43-7BDD-4FA7-B495-49BE523A0934

Transaction Type

Signature Request

Sent At

04/22/2026 11:00:09 AM EDT

Executed At

04/22/2026 12:35:07 PM EDT

Identity Method

email

Distribution Method

email

Signed Checksum

2be47ed3923245058d0c6796044bcd7db8ef4be9d60618a3d59a8bdf336551

Signer Sequencing

Disabled

Document Passcode

Disabled

eIDAS Authentication

Disabled

DOCUMENT DETAILS

Document Name

For Signature - 2025 Annual Report - Alpine Meadows MD1

Filename

2025_Annual_Report_-_Alpine_Meadows_MD1_11465981_1_.pdf

Pages

3 pages

Content Type

application/pdf

File Size

182 KB

Original Checksum

67085441aa3de798249c7a4b0a10633ef1aafd670ba491f5917e2d77c0e7add7

SIGNERS

SIGNER	E-SIGNATURE	EVENTS
<p>Name David Duncan</p> <p>Email david@c3landllc.com</p> <p>Components 1</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 4f53cda18c2baa0c0354bb5f9a3ecbe5ed12ab4d8e11ba873c2f11161202b945</p> <p>IP Address 181.214.226.226</p> <p>Device Chrome via Windows</p> <p>Typed Signature </p> <p>Signature Reference ID 01043264</p>	<p>Viewed At 04/22/2026 12:34:46 PM EDT</p> <p>Identity Authenticated At 04/22/2026 12:35:07 PM EDT</p> <p>Signed At 04/22/2026 12:35:07 PM EDT</p>
<p>Name Todd Johnson</p> <p>Email todd@terraformas.com</p> <p>Components 1</p>	<p>Status signed</p> <p>Multi-factor Digital Fingerprint Checksum 4f53cda18c2baa0c0354bb5f9a3ecbe5ed12ab4d8e11ba873c2f11161202b945</p> <p>IP Address 67.190.101.215</p> <p>Device Safari via Mac</p> <p>Typed Signature </p> <p>Signature Reference ID ACC0DCD6</p>	<p>Viewed At 04/22/2026 11:02:58 AM EDT</p> <p>Identity Authenticated At 04/22/2026 11:03:16 AM EDT</p> <p>Signed At 04/22/2026 11:03:16 AM EDT</p>

AUDITS

TIMESTAMP	AUDIT
04/22/2026 11:00:09 AM EDT	Courtney Linney (clinney@spencerfane.com) created document '2025_Annual_Report_-_Alpine_Meadows_MD1_11465981_1_.pdf' on Chrome via Windows from 71.218.40.183.
04/22/2026 11:00:10 AM EDT	David Duncan (david@c3landllc.com) was emailed a link to sign.
04/22/2026 11:00:10 AM EDT	Todd Johnson (todd@terraformas.com) was emailed a link to sign.
04/22/2026 11:02:58 AM EDT	Todd Johnson (todd@terraformas.com) viewed the document on Safari via Mac from 67.190.101.215.

TIMESTAMP**AUDIT**

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