

MINUTES OF THE REGULAR MEETING OF
WILDWING METROPOLITAN DISTRICT NOS. 1-5

HELD
October 18, 2023

The Regular Meeting of WildWing Metropolitan District Nos. 1-5 was held in person at 4750 Signal Tree Drive in Timnath, Colorado 80547 and Zoom and Videoconference on Wednesday, October 18, 2023, at 5:30 p.m.

ATTENDANCE

WildWing Metropolitan District No. 1 Directors in Attendance:

John Troka, President/Chairman
Steve Lampo, Secretary/Treasurer
Randall Black, Vice Chair/Asst Secretary/Asst Treasurer
Barbara Shaw, Vice Chair/Asst Secretary/Asst Treasurer

WildWing Metropolitan District No. 2 Directors in Attendance:

John Troka, President/Chairman
Randall Black, Vice Chair/Asst Secretary/Asst Treasurer

WildWing Metropolitan District No. 2 Directors Absent and Excused:

Lisa Brown, Secretary/Treasurer
Christopher Johnson, Vice Chair/Asst Secretary/ Asst Treasurer

WildWing Metropolitan District No. 3 Directors in Attendance:

Barbara Shaw, Secretary/ Treasurer
Matthew Clark, Vice Chair/Asst Secretary/Asst Treasurer

WildWing Metropolitan District No. 3 Directors Absent and Excused:

Theresa Zakavec, Secretary/Treasurer
Monica Chacon-Baucke, Vice Chair/Asst Secretary/Asst Treasurer

WildWing Metropolitan District No. 4 Directors in Attendance:

Steve Lampo, President/Chairman
Marshall Thiesen, Vice President/Asst Secretary

WildWing Metropolitan District No. 4 Directors Absent and Excused:

Stuart Van Greuningen, Secretary/Treasurer

WildWing Metropolitan District No. 5 Directors in Attendance:

John Troka, President/Chairman
Scott O'Brien, Secretary/Treasurer (Via Video conference)

Also in Attendance:

Brendan Desmond; Spencer Fane, LLP (Via Video conference)
Tiffany Skoglund, Kevin Mitts, Kieyesia Conaway, Dillon Gamber, and
Brendan Campbell; Pinnacle Consulting Group, Inc

RECORD OF PROCEEDINGS

Tracie Kaminski; Pinnacle Consulting Group, Inc (Via Video conference)

T Love, Jannette VanGalder, Garth Hardy, Ingrid, Various Members of the Public (Via Video conference)

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the Wildwing Metropolitan District Nos. 1-5 (collectively, the “District”) was called to order by Director Troka at 5:31 p.m.

Coordinated Meetings: The Boards of Directors of the Districts determined to hold coordinated meetings and prepare coordinated minutes of action taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Troka noted that a quorum was present for District No. 1, with four out of four Directors in attendance for District No.1, a quorum was not present for District No. 2, a quorum was not present for District No. 3, a quorum was present for District No. 4 with two out of three Directors present, and a quorum was present for District No. 5 with two of two Directors present. All Board Members confirmed their qualifications to serve on the Boards. Mr. Desmond noted that notices of potential conflicts of interest for Board Members were filed. Mr. Desmond advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Members confirmed the contents of the 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 Board Members determined that the participation of the members’ present was necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director Troka, seconded by Director Lampo, and upon vote, unanimously carried, it was

RESOLVED to approve the agenda, as amended to move item III A iii to item III A i.

RECORD OF PROCEEDINGS

Public Comment: Director O'Brien requested clarification for a neighbor on the responsibilities of the developer, town, and residents. Director Troka advised the agreements on street lawns have been an issue and are currently being worked on throughout the neighborhood.

Director Comment: There were no Director Comments received.

CONSENT AGENDA

Approval of Minutes: Director Troka presented the Minutes from July 19, 2023 Regular Board Meeting to the Boards and answered questions. Director Troka will provide Ms. Skoglund with the requested changes via email. Following review and discussion, upon a motion duly made by Director Lampo, Seconded by Director Shaw, and upon vote, unanimously carried, it was

RESOLVED to approve the July 19, 2023 Regular Meeting Minutes pending the requested changes from Director Troka.

Director Troka presented the Minutes from September 7, 2023 Special Board Meeting to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Troka, Seconded by Director Lampo, and upon vote, unanimously carried, it was

RESOLVED to approve the September 7, 2023 Special Meeting Minutes as presented.

Director Troka presented the Minutes from September 20, 2023 Special Board Meeting to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Troka, Seconded by Director Lampo, and upon vote, unanimously carried, it was

RESOLVED to approve the September 20, 2023 Special Board Meeting Minutes pending the requested changes from Director Troka.

Ratification of Payment of Claims: Director Troka presented the payment of Claims to the Boards and answered questions. Director Theisen noted that he would like more information on the Affordable Pest Control invoices, Director Troka asked that a scope of work for Affordable Pest Control be provided to the Board. Following review and discussion, upon a motion duly made by Director Shaw, Seconded by Director Lampo, and upon vote, unanimously carried, it was

RESOLVED to ratify the Payment of Claims.

RECORD OF PROCEEDINGS

Ratification of Work Orders/Contract Modifications: Director Troka presented the Work Orders/Contract Modifications to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Shaw, Seconded by Director Lampo, and upon vote, unanimously carried, it was

RESOLVED to ratify the Work Orders/Contract Modifications.

DISTRICT MANAGER
ITEMS

District Manager's Report: Ms. Skoglund presented the District Managers' Report to the Boards and answered questions. Directors Shaw and Lampo requested a "how to" on the website for residents to opt into receiving District emails from e-unify, Ms. Skoglund will work with Director Shaw on communication to the community about opting into District email notifications.

Operations and Maintenance Report: Mr. Gamber presented the Operations and Maintenance Report to the Boards and answered questions. Director Lampo noted the islands on WildWing Drive need the sprinklers turned down. Director Troka requested copies of the three residents that have caused damage to the natural areas to coordinate with the HOA who holds the deposit.

Snow Removal Service Provider: Mr. Gamber presented RFP responses from four snow removal contractors. Director Troka recommended FLM for snow removal services and requested Mr. Gamber request FLM price match Rubicon.

Landscape Committee: No members of the Landscape Committee were present to provide an update to the Boards. Mr. Gamber mentioned they are still looking for new committee members.

RECORD OF PROCEEDINGS

FINANCIAL ITEMS

District Financing and Potential Refinancing of Bonds with New Money: Director Shaw discussed the bond committee's discussions with a proposed bond and financing team with the Boards and updated the Boards on the engagement letter to DA Davidson. Director Shaw advised Ms. Laci Knowles was out of the office and Mr. O'Leary is working with her to get a proposed financing plan to address outstanding debt and obligations of the District into one proposed consolidated issuance. Director Shaw reported Pinnacle Consulting Group and Spencer Fane will also have addendums to their engagement contracts which address the bond matters with proposed scopes of services and pinnacle's contract to not exceed budgeted amounts related to the Bond refinancing and consolidation of developer obligations and debt.

2024 Proposed Budget Review: Mr. Campbell presented the proposed 2024 Budget and presented Proposition HH information. Ms. Kaminski presented the proposed 2024 budget for the Financial Department and answered questions. Ms. Skoglund presented the proposed 2024 for the Management Department and answered questions. Mr. Gamber presented the proposed 2024 budget for the Facilities Department and answered questions. Director Troka requested the 2024 proposed draft budget 7-10 days prior to the November 15, 2023, board meeting.

Collections Report: Ms. Kaminski presented the collections report to the Boards and answered questions.

DIRECTOR MATTERS

Project Management: Director Troka presented an update on project management. Director Lampo noted that Director Shaw would like to be Treasurer and he would like to be an assistant volunteer project manager to assist with tracking projects for the District. Director Lambo would like to work with Mr. Gamber to create a monthly report for homeowners. Director Lampo resigned from being Treasurer for District No. 1 effective October 31, 2023. Following review and discussion, upon a motion duly made by Director Troka, seconded by Director Lampo, and upon vote, unanimously carried, it was

RESOLVED to appoint Director Shaw to serve remaining term as Treasurer for District No. 1 effective on November 1, 2023.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Troka, seconded by Director Lampo, and upon unanimous vote, the meeting was adjourned at 8:27 p.m.

RECORD OF PROCEEDINGS

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully submitted,

Kieyesia Conway
Kieyesia Conway, Recording Secretary for the Meeting