

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COORDINATED REGULAR MEETINGS OF

WILDWING METROPOLITAN DISTRICT NO. 1  
WILDWING METROPOLITAN DISTRICT NO. 2  
WILDWING METROPOLITAN DISTRICT NO. 3  
WILDWING METROPOLITAN DISTRICT NO. 4  
WILDWING METROPOLITAN DISTRICT NO. 5

HELD  
May 11, 2022

The Coordinated Regular Meeting of the Board of Directors (collectively, "Board") of WildWing Metropolitan District No. 1, WildWing Metropolitan District No. 2, WildWing Metropolitan District No. 3, WildWing Metropolitan District No. 4, and WildWing Metropolitan District No. 5 (collectively, "Districts") was held at 4750 Signal Tree Dr. Timnath, CO 80547 and via video and teleconference on Wednesday, May 11, 2022, at 5:30 p.m.

### ATTENDANCE

#### WildWing Metropolitan District No. 1 Directors in Attendance:

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

#### WildWing Metropolitan District No. 2 Directors in Attendance:

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

#### WildWing Metropolitan District No. 3 Directors in Attendance:

Barbra Shaw, President/Chairman  
Doug Fair, Secretary/Treasurer

#### WildWing Metropolitan District No. 4 Directors in Attendance:

Steve Lampo, President/Chairman  
Stuart Van Greunngen, Secretary/Treasurer  
Marshall Theissen, Vice President/Asst Secretary

#### WildWing Metropolitan District No. 5 Directors in Attendance:

John Troka, President/Chairman

#### Also in Attendance:

David O'Leary, Esq.; Spencer Fane, LLP

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Geol Scheirman, Elaina Cobb, Brendan Campbell, Jason Woolard and Dillon Gamber; Pinnacle Consulting Group, Inc.  
Members of the Public (*20+ residents present and online*).

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## ADMINISTRATIVE ITEMS

The Coordinated Regular Meeting of the Board of Directors of WildWing Metropolitan District Nos. 1, 2, 3, 4, and 5 was called to order by Director Troka at 5:34 p.m. He noted that a quorum was present for WildWing Metropolitan District Nos. 1, 2, 3, 4 & 5 with all current Directors in attendance for each of the Districts. All Board Members also confirmed that prior to the meeting they had been notified of the meeting and all Board Members confirmed their qualification to serve on the Boards.

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## COMBINED MEETINGS

The Board of Directors determined to hold a joint meeting of the Districts and to prepare joint 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 action of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

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## MEETING NOTICE

Mr. O'Leary reported that Notice of the Coordinated Regular Board Meeting had been properly posted on the District's website at least 24 hours in advance of the meeting. The Notice also included the agenda items.

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## CONFLICTS OF INTEREST

Mr. O'Leary noted that notices of potential conflicts of interest for Board Members were filed. Mr. O'Leary 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 Member present 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.

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## ELECTIONS UPDATE

Mr. O'Leary gave an update on the 2022 Elections and answered questions.

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## AGENDA

The Boards reviewed the agenda. Following review and discussion, and upon motion duly made by Director Shaw, seconded by Director Lampo and, upon vote, it was

**RESOLVED** to approve the agenda, as presented.

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## MINUTES

The minutes of the February 9, 2022 Regular Meeting were presented. Following review and discussion, and upon motion duly made by Director Hibbard, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to approve the minutes of the February 9, 2022 Regular Meeting as presented.

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## VACANCIES AND APPOINTMENTS TO VACANCIES FOR DISTRICT NOS. 1-5

Director Troka noted during the past year efforts have been made to transition from a developer board to a homeowner board and all developer board members had resigned from the Board October 22, 2021. With the many Board position vacancies, interested homeowners were encouraged to submit their indications of interest to serve on the Boards. Director Troka moved, seconded and it was carried subject to verification of qualifications, filing of any conflicts, and taking Oaths of Office to become Board members and to select officers and appointments to District No. 2 as follows:

### District No. 2 – Offices:

John Troka - President/Chairperson

James Hibbard – Secretary/ Treasurer

Randall Black – Vice Chair/Assistant Secretary/Assistant Treasurer

Director Fair moved, seconded and it was carried subject to verification of qualifications, filing of any conflicts, and taking Oaths of Office to become Board members and to select officers and appointments to District No. 3 as follows:

### District No.3 – Offices:

Doug Fair - President/Chairperson

### District No.3 – Appointment & Offices:

Barbara Shaw – Secretary/ Treasurer

Patrick Fagan – Vice Chair/Assistant Secretary/Assistant Treasurer

*(subject to verification and confirmation with Mr. Fagan)*

Director Lampo moved, seconded and it was carried to select the following officers to District No. 4 as follows:



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District No.4 – Offices:

Steve Lampo - President/Chairperson

Stuart Van Greuningen – Secretary/Treasurer

Marshall Theissen – Vice President/Asst Treasurer

District No.5 – Offices:

John Troka – President/Chairman

VACANCIES AND  
APPOINTMENTS TO  
VACANCIES FOR  
LANDSCAPE  
COMMITTEE

Director Shaw Presented Delmar Soucie, Lisa Tidaback-Brown, Lynn Dusek, and Phil Baucke to fill the vacancies on the Landscape Committee. Following review and discussion, upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to appoint Delmar Soucie, Lisa Tidaback-Brown, Lynn Dusek, and Phil Baucke to fill the vacancies on the Landscape Committee.

PUBLIC  
COMMENT

The Board of Directors opened the meeting to public comments. Joe Holt asked about the drought conditions. Drought conditions were discussed; Brad Ericson discussed the patio homes and HOA matters on assessments; Jerry and Kathy Rank discussed the fire hydrant and out of service hydrant; and with no further public comments, this portion of the meeting was closed.

2022 NATIVE  
LANDSCAPE  
MANAGEMENT

Kristin Oles with High Plains Environmental Center presented and answered questions of the board and the residents.

WILDWING  
PARK UPDATE

Bryan Williamson with the Town of Timnath presented the Wildwing Park update and answered questions.

FINANCIAL  
ITEMS

Ratification of Claims: Mr. Campbell presented the check detail for the period January 20, 2022 through May 5, 2022 totaling \$111,073.83. Following review and discussion, upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to ratify approval of the claims for the period January 20, 2022 through May 5, 2022 totaling \$111,073.83

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Approval of Unaudited Financial Statements: Mr. Campbell presented the unaudited financial statements for the period ending March 31, 2022. Following review and discussion, upon motion duly made by Director Lampo, seconded by Director Hibbard and, upon vote, it was

**RESOLVED** to accept the unaudited financial statements for the period ending March 31, 2022.

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Collections Report: Ms. Kaminski Provided the collections report to the boards and answered questions.

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Ratification of 2021 Audit Exemptions for Districts 2, 3, & 4: Ms. Kaminski presented and answered questions. Following review and discussion, upon motion duly made by Director Troka, seconded by Director Hibbard and, upon vote, it was

**RESOLVED** to approve the Audit Exemptions for Districts 2, 3, & 4.

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Approval of Amended Resolution Regarding Imposition of District Fees: Ms. Kaminski Presented and answered questions. Following review and discussion, upon motion duly made by Director Lampo, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to approve the Amended Resolution Regarding Imposition of District Fees and confirmed the billing and due dates with Pinnacle for notice and collections.

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### MANAGEMENT AND OPERATIONAL MATTERS

Discussion on Water Issues: Director Troka presented ongoing water issues with North Weld. Discussion included request to step up communication to residents. Director Troka reminded the residents that issues should be directed to North Weld. Additional comments and updates were provided regarding water rights and availability of water with North Weld and regarding the Clyde Smith reservoir.

District Manager's Report: Mr. Scheirman presented and answered any questions.

Capital Infrastructure Report: Mr. Woolard provided a District Capital Infrastructure Update to the Boards and answered questions.

Landscape Committee Report: Mr. Gamber presented the board with

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an update and answered questions.  
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### LEGAL ITEMS

There were no additional legal items to come before the Board.  
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### BOARD MEMBER ITEMS

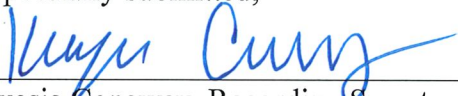
There were no Board Member Items to come before the Board.  
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### ADJOURNMENT

There being no further business to come before the Boards at this time,  
the meeting was adjourned at 8:35 p.m.

The foregoing minutes constitutes a true and correct copy of the  
minutes of the above reference meeting and was approved by the  
Boards of Directors of WildWing Metropolitan District Nos. 1-5.

Respectfully submitted,

  
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Kieyesia Conaway, Recording Secretary