

RECORD OF PROCEEDINGS

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
February 9, 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 via video and teleconference on Wednesday, February 9, 2022, at 5:30 p.m.

ATTENDANCE

WildWing Metropolitan District No. 1 Directors in Attendance:
John Troka, President/Chairman

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:
Doug Fair, President/Chairman

WildWing Metropolitan District No. 4 Directors in Attendance:
Steve Lampo, President/Chairman

WildWing Metropolitan District No. 5 Directors in Attendance:
John Troka, President/Chairman

Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP
Geol Scheirman, Elaina Cobb, Kieyesia Conaway, Brendan Campbell,
Tracie Kaminski, Jennifer Ondracek, Jason Woolard and Dillon
Gamber; Pinnacle Consulting Group, Inc.
Members of the Public.

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

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order by Director Troka at 5:31 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.

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.

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.

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.

AGENDA

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

RESOLVED to approve the agenda, as amended to add item I. E. Discuss Upcoming May 2022 Election.

FURHTER RESOLVED to change item I. E. Consider Appointments to Vacancies for Districts 1-5 to item I. F and to change item I. F. Public Comments of non-agenda items. Comments are limited to three (3) minutes per speaker to item I.G.

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FURTHER RESOLVED to move item IV. A. Update to Collections Resolution prior to item III. E. Consider engaging Altitude Law for collection process to receive recommendations from the committee prior to approval of the 2022 service contracts.

MINUTES

The minutes of the November 17, 2021 Special Meeting were presented. Following review and discussion, and upon motion duly made by Director Hibbard, seconded by Director Lampo and, upon vote, it was

RESOLVED to approve the minutes of the November 17, 2021 Special Meeting subject to Director Troka providing additional edits.

UPDATE ON MAY 3, 2022 ELECTION

Mr. O'Leary provided the Boards with an update on the May 3, 2022 Election noting that call for nominations will be prepared and sent to all eligible electors and will also be provided on the District's website. Mr. O'Leary also noted that self-nomination forms can be requested from the Designated Election Official, Ms. Linney at Spencer Fane. Mr. O'Leary also noted self-nomination forms have provided to all existing Board members.

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 after the last board meeting. 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 Nos. 1, 2 and 5 as follows:

District Nos.1 & 5 – Office:

John Troka - President/Chairperson

District No. 1 Appointments & Offices:

Steve Lampo -Secretary/Treasurer

James Hibbard – Vice Chair/Assistant Secretary/Assistant Treasurer

Randall Black – Vice Chair/Assistant Secretary/Assistant Treasurer

Barbara Shaw – Vice Chair/Assistant Secretary/Assistant Treasurer

District No. 2 – Offices:

John Troka - President/Chairperson

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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

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

District No.4 – Offices:

Steve Lampo - President/Chairperson

PUBLIC
COMMENTS

The Board of Directors opened the meeting to public comments.

Director Hibbard stated he had received several comments from District residents regarding the O&M fee assessment and how the fees are apportioned. Mr. O’Leary stated the O&M fees must be a consistent fee for all property owners.

WildWing resident Brian Wells spoke to the Boards and requested the Board investigate the possibility of assessments based on property values similar to how property taxes are calculated.

There was an inquired about the possibility of O&M fees being based on lot size versus property values.

WildWing resident Joe Sega inquired if WW Development and Hartford Homes is required to pay the O&M fee on their lots that are vacant or built and unsold. Director Troka noted WW Development and Hartford Homes is responsible to pay the O&M fees for all lots they still own.

WildWing resident Colby Mueller spoke to the Boards in reference to when the district plans on replacing dead trees. Director Troka states the District’s landscape committee will work with PCGI to prioritize tree replacement. Mr. Woolard stated there are several missing trees in Phase III B which are still the obligation of WW Development to replace.

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There was discussion regarding weed control in native area. Mr. Woolard noted he would work with High Plains Environmental Center to come up with appropriate language to use in a message to the residents in regards to the controversial use of chemicals for weed control

With no further public comments, this portion of the meeting was closed.

FINANCIAL ITEMS

Ratification of Claims: Mr. Campbell presented the check detail for the period October 14, 2021 through January 19, 2022 totaling \$127,340.62. Following review and discussion, upon motion duly made by Director Lampo, seconded by Director Shaw and, upon vote, it was

RESOLVED to ratify approval of the claims for the period October 14, 2021 through January 19, 2022 totaling \$127,340.62.

Approval of Unaudited Financial Statements: Mr. Campbell presented the unaudited financial statements for the period ending December 31, 2021. Following review and discussion, upon motion duly made by Director Troka, seconded by Director Lampo and, upon vote, it was

RESOLVED to accept the unaudited financial statements for the period ending December 31, 2021.

Collections Report: Mr. Campbell Provided the collections report to the boards and answered questions.

Ratification of Approval of Authorized Signers on the Points West Community Bank Account: Mr. Campbell reviewed with the Boards the authorization to add Director Lampo as an additional official signer on the Points West Community Bank General Fund account. Following review and discussion, upon motion duly made by Director Troka, seconded by Director Lampo and, upon vote, it was

RESOLVED to ratify the decision by the District No. 1 Board authorizing Director Lampo as an additional official signer on the Points West Community Bank account.

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MANAGEMENT AND OPERATIONAL MATTERS

District Manager's Report: Mr. Scheirman provided a status update on year-end compliance matters noting the District's filings have been completed within statutory deadlines. The necessary insurance renewals and updated filings have been coordinated and will be filed as required.

Capital Infrastructure Report: Mr. Woolard provided a District Capital Infrastructure Update to the Boards and answered questions. Mr. Woolard noted that items in Phase 3B and Phase 4 still need to be repaired before acceptance. Mr. Woolard reported that WW Development is in the process of installing temporary irrigation in the natural areas of Phase 3B to help better establish the grasses. Mr. Woolard noted WW Development damaged the irrigation and landscaping in Phase 5 when they installed the access driveway and they will work toward completing repairs. Mr. Woolard reminded the Board of the agreement reached with Lennar Homes whereby they paid the District \$35,000.00 to repair landscaping in the Lennar development area. This work has been completed. Lennar is seeking a letter of acceptance from WW Development so they can get their performance bond monies returned from the Town of Timnath.

2022 Contract Modification Report: Mr. Gamber presented the 2022 Contract Modification Report to the Board and answered questions. Director Troka, seconded by Director Lampo and, upon vote, it was

RESOLVED to approve the 2022 Contract Modifications Report as presented.

Landscape Committee Report: Director Shaw discussed the November Landscape Committee Report with the Board noting she is working on a project priority report. Director Shaw reported the top priority of the Landscape Committee is the safety of WildWing residents and noted recent removal of the dead cottonwood trees near the Wildshore Dr entrance and replacement of the severely cracked concrete path intersection point at the main park area.

Mr. Gamber noted the project to install cobblestone in non-irrigated street lawn areas in the Lennar development area is complete. He also noted the District has begun transitioning from ZGL to FLM for landscape services in 2022.

Director Shaw, as the chairperson of the landscape committee, addressed the Board and community. Director Shaw called for new members to join the Landscape Committee. Current committee members Joe Sega and Director Fair noted they would like to remain

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on the landscape committee. Brian Wells inquired about the requirements. Director Shaw stated the landscape committee meets on an ad hoc bases but strives to meet monthly. Director Shaw would like the new members of the Landscape Committee to walk the community with Mr. Gamber and FLM.

2022 Operation and Maintenance Update: Mr. Gamber provided an update on the 2022 Operation and Maintenance timeline for the District. Mr. Gamber reported that the landscape committee will meet towards the end of February to discuss improving drainage in the beach area. Mr. Gamber noted in March that sand will be added to the beach area and fence inspections will be complete. Mr. Gamber also noted in April the facilities team will begin the main landscaping services which include mowing and weed control.

Director Troka requested Kristen Oles from High Plains Environmental Center be in attendance at the May 11th Board Meeting to provide an update on the District's multi-year effort to establish and improve its natural areas.

Disaster Plan: Mr. Gamber discussed concerns with the tragedy of the Marshall Fire and will have discussions with local fire authorities and High Plains Environmental Center for recommendations on preventative measures.

Mr. Gamber reported that \$4,600.00 of the \$15,000.00 2022 budget for snow removal was spent in January.

Collection Resolution Update: Mr. O'Leary presented the Updated Collections Resolution to the Boards and answered questions. Director Troka noted after his review of the resolution that additional updates are needed and he requested to meet with Mr. Campbell to make the necessary updates prior to finalizing. Further discussion and action on the resolution was tabled pending this meeting and discussion.

LEGAL ITEMS

There were no 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.

OTHER ITEMS

Director Troka requested that moving forward the District hold Board Meetings in a hybrid model with in person attendance being held at the Timnath Town Hall as well as the option to call in via Zoom.

ADJOURNMENT

There being no further business to come before the Boards at this time, the meeting was adjourned at 8:07 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,



Kieyesia Conaway, Recording Secretary