

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF TRAILSIDE METROPOLITAN DISTRICT NOS. 1-5 HELD February 20, 2024

The Regular Meeting of Trailside Metropolitan District was held via ZOOM and Teleconference on Tuesday, February 20, 2024, at 4:00 p.m.

ATTENDANCE

Directors in Attendance:

Patrick McMeekin, President & Chairperson (District Nos. 1-5)
Mike Welty, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-5)
Jason Stansberry, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1, 3, 4, & 5)
Tiffany White, Vice Chair & Asst. Secretary/Treasurer (District No. 2)
Landon Hoover, Secretary/Treasurer (District Nos. 1-5)

Directors Absent, but Excused:

Staci Miller, Vice Chair & Asst. Secretary/Treasurer (District No. 2)
Kara Hoover, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-5)

Also in Attendance:

David O'Leary; Spencer Fane, LLP.
Kevin Mitts, Sarah Bromley, Christy McCutchen, Tracie Kaminski,
Logan Powell, and Adam Brix; Pinnacle Consulting Group, Inc.
Taralee Jackson; Hartford Homes
Dan Ethridge, Janice McAteer, Matt Simpson, Stephanie Booco, Dani B.,
Jacque Wilson, and Steph Williams; Members of Public

ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Board of Directors of the Trailside Metropolitan District was called to order by Director McMeekin at 4:02 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director McMeekin noted that a quorum was present, with four out of five Directors in attendance for District Nos. 1, 3, 4, and 5 and four out of five Directors in attendance for District No. 2. All Board Members confirmed their qualifications to serve on the Board. Mr. O'Leary advised the Board that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Boards of Directors determined to hold combined meetings 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 the action of all

RECORD OF PROCEEDINGS

the Districts. Where necessary, action taken by an individual District will be reflected in these minutes.

Mr. O’Leary noted that notices of potential conflicts of interest for all Board Members were filed, disclosing potential conflicts as all Board Members that are associated with Trailside Development, LLC, the primary landowner, and developer within the District have disclosed that conflict. 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.

Approval of Agenda: The Boards reviewed the agenda. Following review and discussion, upon motion duly made by Director Welty, seconded by Director Hoover and, upon vote unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: Ms. Williams inquired about the proposal to install artificial turf at the Townhomes. Ms. Willaims also requested to have one of the two Pet Wats Stations moved from Astor Drive to Deny Drive. She’d like for the pet stations to be more spread out through the District.

Director Comment: Director McMeekin requested that Ms. Jackson investigate the artificial turf proposal with the Townhomes HOA at their next HOA Board Meeting. Director McMeekin requested that Mr. Brix talk with the Town of Timnath to see if it is possible to relocate one of the Pet Waste Stations to Deny Drive or to add another Pet Waste Station.

CONSENT AGENDA

Director McMeekin reviewed the items on the consent agenda with the Board. Director McMeekin advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Stansberry, Seconded by Director Welty, the following items on the consent agenda were unanimously approved, ratified and adopted:

RECORD OF PROCEEDINGS

- A. Approval of Minutes – November 11, 2023, Regular Meeting Minutes and November 11, 2023, Town Hall Meeting Minutes.
- B. Payment of Claims.
- C. Ratification of Contract Report and Contract Modifications.

DISTRICT MANAGER
ITEMS

District Managers’ Report: Mr. Mitts, Mr. Brix, and Ms. McCutchen presented the District Managers’ Report to the Board and answered questions.

Discussion and Approval of 2024 Board Meeting Adjustments: Mr. Mitts discussed the option to reschedule the November 19, 2024, Board Meeting. Upon discussion with the Board of Directors it was decided to have Mr. Mitts coordinate with individual board members to determine a new meeting date and time.

FINANCIAL ITEMS

Unaudited Financial Statements for the period ending December 31, 2023: Ms. Kaminski reviewed the unaudited financial statements for the period ending December 31, 2023, and answered questions. Following review and discussion, upon a motion duly made by Director Stansberry, seconded by Director Welty, and upon vote, unanimously carried, it was

RESOLVED to approve the unaudited financial statements for the period ending December 31, 2023, as presented.

LEGAL ITEMS

Consider Approval and Ratification of First Supplemental Declaration to Covenants, Conditions, Restrictions and Easements for Rendezvous Subdivision and Trailside Metropolitan District Nos. 1-6 (formerly Rendezvous Metropolitan District Nos. 1-5) to add District No. 6 property: Mr. O’Leary presented the Ratification of First Supplemental Declaration to Covenants, Conditions, Restrictions and Easements for Rendezvous Subdivision and Trailside Metropolitan District Nos. 1-6 (formerly Rendezvous Metropolitan District Nos. 1-5) to add District No. 6 property.. Following review and discussion, upon a motion duly made by Director Welty, seconded by Director Stansberry, and upon vote, unanimously carried, it was

RESOLVED to approve the Ratification of First Supplemental Declaration to Covenants, Conditions, Restrictions and Easements for Rendezvous Subdivision and Trailside Metropolitan District Nos. 1-6 (formerly Rendezvous Metropolitan District Nos. 1-5) to add District No. 6 property.

RECORD OF PROCEEDINGS

DIRECTOR
MATTERS

There were no Director Matters to come before the Board.

OTHER
MATTERS

There were no Other Matters to come before the Board.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 4:33 p.m.

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

Respectfully submitted,

Kevin Mitts

Kevin Mitts, Recording Secretary for the Meeting