

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COORDINATED REGULAR MEETING OF

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

HELD  
OCTOBER 26, 2021

The Coordinated Regular Meeting of the Boards of Directors (collectively, “Board”) of Trailside Metropolitan District No. 1, Trailside Metropolitan District No. 2, Trailside Metropolitan District No. 3, Trailside Metropolitan District No. 4, and Trailside Metropolitan District No. 5 (collectively, “Districts”) was held via videoconference, on Tuesday, October 26, 2021, at 1:30 p.m.

### ATTENDANCE

#### Directors in Attendance:

Patrick McMeekin  
Landon Hoover  
Kara Hoover

#### Directors Absent, but Excused:

Gary Hoover

#### Also in Attendance:

Taralee Jackson; Hartford Homes  
David O’Leary, Esq.; Spencer Fane, LLP  
Ryan Abbott, Andrew Kunkel, Christy McCutchen, Brendan Campbell, Tracie Kaminski, Jason Woolard, Doug Campbell and Dillon Gamber; Pinnacle Consulting Group, Inc.  
Jacque Wilson, Garrett Morgan, Tiffany White, and Tran Winick; residents of the District.

### ADMINISTRATIVE ITEMS

The Coordinated Regular Meeting of the Board of Directors of Trailside Metropolitan District Nos. 1, 2, 3, 4, and 5 was called to order by Director McMeekin at 1:35 p.m. He noted that a quorum was present for each of the Boards, with three out of four members in attendance. There is one vacancy on the Boards. 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 joint 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 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 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 all Board Members were filed, disclosing potential conflicts as all Board Members are associated with Trailside Development, LLC, the primary landowner and developer within the District. 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 Board 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 Board to act.

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### AGENDA

The Board reviewed the agenda. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover, and upon vote, it was

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

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### APPROVAL OF MINUTES

The minutes of the October 27, 2020 Regular Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director G. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to approve the minutes of the October 27, 2020 Regular Board Meeting, as presented.

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### CITIZEN PARTICIPATION

Garrett Morgan, 5772 Jedidiah, requested the Board hold regular meetings at a later time in the day to allow for more resident participation. He noted concerns communicating with the ARC Review Board.

Tiffany White, address unknown, agreed with Mr. Morgan’s comments. She noted residents installing items not within the guidelines and requested District Management to review. Ms. White also requested regular pick up of dog waste if dog waste stations are installed.

Lyndsey Schreiner, address unknown, addressed concerns with the lack of communication to residents noting the broken splash pad and pool installation.

Tyler Adams, 4901 Oakley, addressed the lack of trashcans and dog waste stations at the park. The Board confirmed trash cans and dog waste stations will be installed.

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Tran Winick, address unknown, addressed concerns with Pinnacle Consulting Group, Inc. and the lack of communications.

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## FINANCIAL ITEMS

Payment of Claims: The Board considered the Payment of Claims for period October 21, 2020 through October 18, 2021 totaling \$458,339.07. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to ratify the Payment of Claims for period October 21, 2020 through October 18, 2021 totaling \$458,339.07.

Engagement of Haynie & Company for 2021 Financial Audit: Mr. Campbell presented the 2021 Trailside Metropolitan District No. 4 Audit Engagement Letter with Haynie & Company. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to approve the 2021 Trailside Metropolitan District No. 4 Audit Engagement Letter with Haynie & Company for the 2021 Audit.

Adoption of Amended 2021 Budgets; Approval of Resolution to Adopt Budgets, and Appropriate Sums of Money: An amendment to the 2021 budgets was not required.

Adoption of Amended 2021 Budgets; Approval of Resolution to Adopt Budgets, and Appropriate Sums of Money: The public hearing for the amended 2021 budgets was tabled.

2022 Budget Hearing and Adoption of 2022 Budgets; Approval of Resolution to Adopt Budgets, and Appropriate Sums of Money: Mr. O’Leary reported that notice of the hearing had been published in accordance with state budget law. Upon motion by Director L. Hoover and seconded by Director K. Hoover, the budget hearing was opened for public comment. There being no public input, the public hearing portion of the budget was closed. The Boards reviewed the 2022 budgets, which detailed estimated revenues and expenditures for each District for the 2022 tax year for each District as follows:

District No. 1:  
General Fund Expenditures \$494,283  
Capital Fund Expenditures \$12,000,000  
Mill levy is 0 mills.

District No. 2:  
General Fund Expenditures \$143,388  
Mill levy is 50.231 mills.

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District No. 3:  
General Fund Expenditures \$114,505  
Mill levy is 50.2 mills.

District No. 4:  
General Fund Expenditures \$2,130  
Capital Projects Fund \$0  
Debt Service Fund Expenditures \$592,497  
Mill levy is 50.000 mills.

District No. 5:  
General Fund Expenditures \$502  
Mill levy is 18.000 mills.

Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to approve the Resolution to Adopt the 2022 Budgets, as presented, set the Mill Levies, appropriate sums of money, and approve execution of the Certification of Mill Levies. The Board further authorized District staff to make non-material adjustments to the documents if necessary.

### LEGAL ITEMS

Updates or Amendments to District Covenants and Guidelines: No action was taken by the Board at this time.

Temporary Operations and Funding Agreement regarding Phase 1 Landscaping and Phase 2 Pool Improvements: Mr. O’Leary reviewed the Temporary Operations and Funding Agreement regarding Phase 1 Landscaping and Phase 2 Pool Improvements with the Board. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to approve the Temporary Operations and Funding Agreement regarding Phase 1 Landscaping and Phase 2 Pool Improvements.

2022 Annual Administrative Matters Resolution, Worker’s Compensation Resolution, Election Resolution, and Exclusion of Uncompensated Public Officials Resolution: Mr. O’Leary reviewed the 2022 Annual Administrative Matters Resolution, Worker’s Compensation Resolution, Election Resolution, and Exclusion of Uncompensated Public Officials Resolution with the Board. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to approve the 2022 Annual Administrative Matters Resolution, Worker’s Compensation Resolution, Election Resolution, and Exclusion

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of Uncompensated Public Officials Resolution.  
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CAPITAL MANAGER  
ITEMS

Status of Asset and Capital Acceptance: Mr. Woolard reviewed the asset and capital acceptance timeframe with the Board and answered questions.  
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DISTRICT MANAGER  
ITEMS

There were no District Manager Items brought before the Board.  
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BOARD MEMBER ITEMS

There were no Board Member Items brought before the Board.  
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OTHER ITEMS


There were no Other Items brought before the Board.  
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ADJOURNMENT

Upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, the meeting was adjourned at 2:36 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of Trailside Metropolitan District Nos. 1-5.

Respectfully submitted,



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Andrew Kunkel, Recording Secretary