

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF
TRAILSIDE METROPOLITAN DISTRICT NOS. 1-5
HELD
May 21, 2024

The Regular Meeting of Trailside Metropolitan District was held via ZOOM and Teleconference on Tuesday, May 21, 2024, at 4:00 p.m.

ATTENDANCE

Directors in Attendance:

Patrick McMeekin, President & Chairperson (District Nos. 1-5)
Landon Hoover, Secretary/Treasurer (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)
Staci Miller, Vice Chair & Asst. Secretary/Treasurer (District No. 2)

Directors Absent, but Excused:

Kara Hoover, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-5)

Also in Attendance:

David O'Leary; Spencer Fane, LLP.
Kevin Mitts, Kieyesia Conaway, Tracie Kaminski, Logan Powell, and Stanley Holder; Pinnacle Consulting Group, Inc.
Alex Carlson; Hartford Homes
Melinda Schoch; Advanced HOA
Dani B., Jacque Wilson, Amira, Jen McLain, Patrick Mitchell, Sherri Light 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 4:00 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 five 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

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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 Hoover, seconded by Director Stansberry and, upon vote unanimously carried, it was

RESOLVED to approve the agenda, as presented.

Public Comment: Mr. Mitchell addressed the Board as a member of the Townhomes Board of Directors and spoke for all townhome owners regarding the landscaping area inside the fenced portion of the individual properties. Some individual townhome owners would like to have astroturf installed within these areas and Mr. Mitchell would like to work with the Board to have this approved. There are also multiple townhome property owners that would like the trees within the fenced areas of their properties to be removed as the trees could cause damage to the siding, roofs, or fencing as the trees grow. Mr. Mitchell would like to work with the Townhome Board, Metropolitan District Board, as well as the town of Timnath to have these removed. Director McMeekin noted he would like to have the securities released prior to the trees being removed but he is happy to work with all parties following the release to ensure this is approved from all sides.

Ms. Light noted that she received information from Director White regarding lake Rendezvous and requested information on cement repairs in that area that were damaged by water and ice. Mr. Powell noted that there is a plan for this to be addressed in early June.

Ms. McLain commented that the trees by the mailboxes on John Muir need to be replaced, she was under the impression that this was supposed

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to happen last September and has still not been handled. Ms. McLain noted that at 6091 Goodnight Ave, at the end of the alleyway, there needs to be repairs completed in the rock area where dirt and trash still remain from the builders. Director McMeekin noted that he will discuss with maintenance to take care of the rock issue and Mr. Powell is tracking tree replacements and is doing a walkthrough next week to tag trees.

Director Comment: There are no Director comments to come before the Board.

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 Hoover, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Approval of Minutes – February 20, 2024, Regular Meeting Minutes.
 - B. Payment of Claims.
 - C. Ratification of Contract Report and Contract Modifications.
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DISTRICT MANAGER ITEMS

District Managers' Report: Mr. Mitts and Mr. Powell presented the District Managers' Report to the Board and answered questions.

Appointment of ARC Committee per Declarant: Mr. Mitts discussed the Appointment of ARC Committee per Declarant with the Board and answered questions, noting that Mr. Carlson and Ms. McCutchen will be the ARC Committee until the next Regular Board Meeting where two additional resident committee members will be appointed after receiving applications. Following review and discussion, upon motion duly made by Director White, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to appoint Alex Carlson, Christy McCutchen, Tiffany White, and Staci Miller to the ARC Committee until the next regularly scheduled Board Meeting, where two resident committee members will be appointed.

Pool Operations Update: Mr. Mitts discussed with the Board the Pool Operations Update and answered questions.

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FINANCIAL ITEMS

Extend the District's 2023 Audit: Ms. Kaminski discussed with the Board the need to extend the District's 2023 Audit and answered questions. Following review and discussion, upon motion duly made by Director Welty, seconded by Director White and, upon vote unanimously carried, it was

RESOLVED to approve Extending the District's 2023 Audit.

2023 Audit Exemptions for District Nos. 2, 3, and 5: Ms. Kaminski presented the 2023 Audit Exemptions for District Nos. 2, 3, and 5 to the Board and answered questions. Following review and discussion, upon motion duly made by Director White, seconded by Director Stansberry and, upon vote unanimously carried, it was

RESOLVED to ratify the 2023 Audit Exemptions for District Nos. 2, 3, and 5, as presented.

CAPITAL ITEMS

Capital Acceptance for Outlots and Deeds: Mr. Holder presented the Capital Acceptance for Outlots and Deeds to the Board and answered questions. Following review and discussion, upon motion duly made by Director Stansberry, seconded by Director Miller and, upon vote unanimously carried, it was

RESOLVED to approve the Capital Acceptance for Outlots and Deeds, as presented.

LEGAL ITEMS

Quitclaim Deed: Mr. O'Leary presented the Quitclaim Deed to the Board and answered questions. Following review and discussion, upon motion duly made by Director White, seconded by Director Stansberry and, upon vote unanimously carried, it was

RESOLVED to ratify the Quitclaim Deed, as presented.

Easement Agreement for Outlot K and Associated Correspondence with the Town of Timnath: Mr. O'Leary presented the Easement Agreement for Outlot K and Associated Correspondence with the Town of Timnath to the Board and answered questions. Following review and discussion, upon motion duly made by Director Stansberry, seconded by Director Hoover and, upon vote unanimously carried, it was

RESOLVED to approve the Easement Agreement for Outlot K and Associated Correspondence with the Town of Timnath, as presented.

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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 4:57 p.m.

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

Respectfully submitted,

Kieyesia Conaway
Kieyesia Conaway, Recording Secretary for the Meeting