

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL 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

June 22, 2022

The Coordinated Special 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 Wednesday, June 22, 2022, at 3:30 p.m.

ATTENDANCE

Directors in Attendance:

Patrick McMeekin, President & Chairman (District Nos. 1-5)
Landon Hoover, Secretary/Treasurer (District Nos. 1-5)
Mike Welty, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-5)
Tiffany White, Director (District No. 2)

Directors Absent, but Excused:

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

Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP
Andrew Kunkel, Christy McCutchen, Brendan Campbell, Jason Woolard, Doug Campbell, Shannon Metcalf, Stanley Holder, Kieyesia Conaway and Adam Brix;
Pinnacle Consulting Group, Inc.
Taralee Jackson; Hartford Homes
H. Morgan, Garrett Morgan, Jacque Wilson; residents of the District.

ADMINISTRATIVE ITEMS

The Coordinated Special 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 3:32 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 Boards 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 Special 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 that are associated with Trailside Development, LLC, the primary landowner and developer within the District have disclosed that conflict. Director T. White is a resident of District No. 2. 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.

APPOINTMENT
OF OFFICERS

The Boards discussed the appointment of Officers for Trailside Metropolitan District Nos. 1-5. Following Review and discussion, and upon a motion duly made by Director L. Hoover, seconded by Director Welty, and upon vote, it was

RESOLVED to confirm current board appointments to offices and appoint Tiffany White to the position of Assistant Secretary for District No. 2.

AGENDA

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

RESOLVED to approve the agenda, as presented.

APPROVAL OF MINUTES

The minutes of the February 22, 2022 Regular Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the minutes of the February 22, 2022 Regular Board Meeting, as presented.

FINANCIAL ITEMS

Payment of Claims: The Boards considered the Payment of Claims for period ending June 14, 2022 in the amount of \$113,543.62. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty, and upon vote unanimously carried, it was

RESOLVED to ratify the Payment of Claims for period ending June 14,

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2022 totaling \$113,543.62.

Financial Report: Mr. Campbell reviewed with the Boards the unaudited Financial Statements for the period ending December 31, 2021 and March 31, 2022.

Amended Fee Resolution: Mr. Campbell presented the Amended Fee Resolution to update to current policies and fees. Mr. Campbell answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the Amended Fee Resolution.

LEGAL ITEMS

Resolution Regarding Non-Resident Pool Use and Fee: Mr. O'Leary presented the Resolution Regarding Non-Resident Pool Use and Fee and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the Resolution Regarding Non-Resident Pool Use and Fee.

Policy Adopting Rules and Regulations for Pool and Slide use: Mr. O'Leary presented the Policy Adopting Rules and Regulations for Pool and Slide use and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the Policy Adopting Rules and Regulations for Pool and Slide use.

Code of Conduct Policy Resolution: Mr. O'Leary presented the Code of Conduct Policy Resolution and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the Code of Conduct Policy Resolution.

District Residential Design Guidelines: Mr. O'Leary presented the District Residential Design Guidelines and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the District Residential Design Guidelines.

Resolution Regarding District Fine and Enforcement Policy: Mr. O'Leary presented the Resolution Regarding District Fine and Enforcement Policy and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

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RESOLVED to approve the Resolution Regarding District Fine and Enforcement Policy.

CAPITAL MANAGER
ITEMS

Status of Asset and Capital Acceptance: Mr. Woolard reviewed the asset and capital acceptance timeframe with the Boards and answered questions.

Resolution of the District to Reimburse Partial Capital Public Improvement Costs and Expenses: Mr. Woolard discussed the status of the completed improvements for Phase 1 (comprised of Phases 1A, 1C, 1D and 1E) which are being certified by the District Engineer. Mr. Woolard discussed the final certification of costs from the District Engineer and his recommendation of acceptance was pending final engineer certification receipt and confirmation of District related costs and expenses. The Board discussed adopting a Resolution of the District to Reimburse Partial Capital Public Improvement Costs and Expenses based upon those discussions and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the completion and adoption of a Resolution of the District to Reimburse Partial Capital Public Improvement Costs and Expenses pending receipt of final engineer certificate and confirmation. The Resolution will be circulated in final form after the engineer certification for execution and ratification by the District Board.

DISTRICT MANAGER
ITEMS

Contract Modifications Report: Mr. Brix requested ratification of the Contract Modifications. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to ratify the Contract Modifications Report.

Management Report and District Matters: Mr. Kunkel reviewed the Management Report with the Boards and answered questions.

BOARD MEMBER ITEMS

The Board discussed use and completion of the splash pad and timing of opening pending final approvals from the Town, discussed election information regarding notice, website, publication and post card notices sent for the Director elections in May and discussed additional and supplemental communications with the community. There were no additional Board Member Items brought before the Board.

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PUBLIC COMMENTS

Mr. Morgan voiced concerns regarding the timing of the board meetings, the posting of supplemental agenda documents prior to the board meeting on the website and lack of communication from the District. Mr. O'Leary explained that those documents are not published on the website prior to the meeting as they have not yet received board approval. In addition, he noted that the District has fulfilled their legal obligation of posting notice of the meeting on the website. Notice of the meetings are posted in accordance with statutory requirements and available online. Additional access to the meeting is available telephonically and electronically for any public wishing to attend.

OTHER ITEMS

There were no other items brought before the Boards.

ADJOURNMENT

Upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, the meeting was adjourned at 4:54 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,



Kieyesia Conaway, Recording Secretary