

# 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  
TRAILSIDE METROPOLITAN DISTRICT NO. 6

October 17, 2023

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, Trailside Metropolitan District No. 5, and Trailside Metropolitan District No. 6 (collectively, “Districts”) was held via videoconference, on Tuesday, October 17, 2023, at 4:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Patrick McMeekin, President & Chairperson (District Nos. 1-6)  
Mike Welty, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-6)  
Landon Hoover, Secretary/Treasurer (District Nos. 1-6)  
Tiffany White, Director (District No. 2)

#### Directors Absent, but Excused:

Kara Hoover, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-6)  
Stacie Miller, Director (District No. 2)  
Jason Stansberry, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1,3,4,5, and 6)

#### Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP  
Shannon McEvoy, Kevin Mitts, Kieyesia Conaway, Christy McCutchen, Tracie Kaminski, Stanley Holder, and Adam Brix; Pinnacle Consulting Group, Inc.  
Taralee Jackson and Stephanie Boco; Hartford Homes  
Garrett Morgan and Bridger Parsons; Members of the Public

### ADMINISTRATIVE ITEMS

Call to Order: The Coordinated Regular Meeting of the Board of Directors of Trailside Metropolitan District Nos. 1, 2, 3, 4, 5 and 6 was called to order by Director McMeekin at 4:05 p.m.

Declaration of Quorum/Combined Meeting of District Nos.1-6/Director Disclosure of Potential Conflicts of Interest:

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Director McMeekin noted that a quorum was present, with three out of five Directors in attendance for District Nos. 1, 3, 4, 5, and 6 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 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 White and, upon vote unanimously carried, it was

**RESOLVED** to approve the agenda, as amended to move item Financial Items following the Consent Agenda.

Public Comment: Mr. Morgan requested the board meetings move to in person contrary to teleconference and asked what was needed to hold the board meetings at Timnath Town Hall. Mr. Morgan requested clarification on pool access and why a lifeguard was necessary for access to the pool for adults. Mr. Morgan recognized Pinnacle Consulting Group for the improvement and good work. Director McMeekin advised Mr. Morgan the pool

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needs a lifeguard for insurance purposes and via Red Cross guidelines. Director McMeekin also responded to the possibility of in-person meetings, but mentioned majority of individuals prefer teleconference.

Ms. Williams requested the Boards to consider turf in front yards for the townhomes. Director McMeekin reported the ARC Committee could investigate this becoming an option and consistency would be required.

Director Comment: Director White thanked Mr. Mitts and Mr. Brix for meeting with her regarding her concerns.

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### CONSENT AGENDA

Mr. Mitts reviewed the items on the consent agenda with the Board. Mr. Mitts 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 Hoover, Seconded by Director White, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- A. Approval of Minutes – July 18, 2023, Special Meeting and July 21, 2023 Continued Special Meeting.
  - B. Ratification of Payables.
  - C. Ratification of Contract Modifications.
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### FINANCIAL ITEMS

Finance Manager's Report: Ms. Kaminski reviewed the unaudited financial statements for the period ending June 30, 2023 and answered questions. Following review and discussion, upon a motion duly made by Director Hoover, seconded by Director White, and upon vote, unanimously carried, it was

**RESOLVED** to approve the unaudited financial statements for the period ending June 30, 2023, as presented.

2024 Proposed Budget: Ms. Kaminski presented the proposed 2024 budget for the Financial Department and answered questions. Mr. Brix presented the proposed 2024 budget for the Facility Department and answered questions. Mr. Mitts presented the proposed 2024 budget for the Management Department and answered questions.

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## DISTRICT MANAGER ITEMS

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

Appoint ARC Committee: Mr. Mitts presented the Appointment of the ARC Committee to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Welty, seconded by Director White, and upon vote, unanimously carried, it was

**RESOLVED** to appoint Ms. Jackson and Director McMeekin to the ARC Committee.

Fence Reimbursement: Director White presented to the Boards the request for fence reimbursement for 5765 Isabella Drive Following review and discussion, upon a motion duly made by Director McMeekin, seconded by Director Welty, and upon vote, unanimously carried, it was

**RESOLVED** to approve the fence reimbursement for \$509.99 to be paid directly to the fencing company.

Pool Door Procedures: Mr. Mitts and Mr. Brix presented the pool door procedures and answered questions.

## CAPITAL INFRASTRUCTURE ITEMS

Discussion Regarding Status of Capital Acceptance: Mr. Holder presented the discussion Regarding Status of Capital Acceptance to the Boards and answered questions.

## LEGAL ITEMS

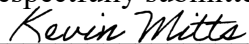
There were no Legal Items brought before the Boards.

## ADJOURNMENT & CONTINUATION

Upon a motion duly made by Director Welty, seconded by Director White, and upon vote, unanimously carried, the meeting for District Nos. 1-5 was adjourned at 5:22 p.m.

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

Respectfully submitted,

  
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Kevin Mitts, Recording Secretary