MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WARD TOD METROPOLITAN DISTRICT NO. 1

Held: Wednesday, April 27, 2022 at 2:00 p.m. via teleconference.

The regular meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve, were in attendance:

Ben Both
Christopher Ferguson
Kyle Ninness

Directors Westbrook and Foran were absent and excused.

Also present were Megan J. Murphy, Esq. White Bear Ankele Tanaka & Waldron, District General Counsel; Carrie Bartow, CliftonLarsonAllen, LLP, District Accountant; and Kyle Neumann, Toll Brothers.

| | |
|---|---|
| Call to Order/Declaration of Quorum | A quorum of the Board was present and the meeting was called to order. |
| Director Conflict of Interest Disclosures | Ms. Murphy reported that disclosures for those directors that were provided to White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Murphy inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act. |
| **Approval of Agenda** | The Board reviewed the proposed agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda as presented. |
| **Public Comment** | None. |

| | |
|---|---|
| **Consent Agenda** | The Board reviewed the items on the consent agenda. Ms. Murphy 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 and seconded, the following items on the consent agenda were unanimously approved, ratified and/or adopted:<br><br>• Minutes from the October 27, 2021 Special Meeting;<br>• Claims Listing in the amount of $48,320.27; and<br>• Resolution Designating 24-Hour Posting Location. |
| **Legal Matters** | |
| Discuss Water Cost Reimbursement Agreement with Homeowners Association | The Board engaged in general discussion regarding the Water Cost Reimbursement Agreement with the Homeowners Association. Following discussion, the Board directed Legal Counsel to draft an agreement and Director Ferguson to provide an example of the latest reimbursement tracking spreadsheet. |
| Discuss Constant Contact Membership for Email Management for Community Communications | Ms. Murphy reviewed the Constant Contact Membership for Email Management with the Board. The Board engaged in discussion and requested an additional proposal from The Management Trust. No action taken. |
| Consider Approval of Independent Contract Agreement with Consolidated Divisions, Inc. for Landscape Maintenance Services | Ms. Murphy reviewed the Independent Contract Agreement with Consolidated Divisions, Inc. for Landscape Maintenance Services with the Board. Director Ferguson requested that trash removal for the common areas be added to the proposal. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Independent Contract Agreement with Consolidated Divisions, Inc for Landscape Maintenance Services as amended. |
| Other Legal Matters | None. |
| **Financial Matters** | |
| Review Cash Sheet and Property Tax Statement | Ms. Bartow reviewed the Schedule of Cash Position with the Board as updated on April 18, 2022. No action taken. |
| Consider Approval of Resolution Accepting District Eligible Costs | The Board engaged in discussion regarding continuing cost certification reports. No action taken. |
| Conduct Public Hearing on 2021 Budget Amendment | Director Both opened the public hearing on the 2021 Budget Amendment. Ms. Murphy noted that the notice of public hearing |

| | |
|---|---|
| | was provided in accordance with Colorado Law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed. |
| Consider Adoption of Resolution Amending 2021 Budget | Ms. Bartow reviewed the Resolution Amending the 2021 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution amending the Capital Project Fund to $3,398,545. |
| Other Financial Matters | None. |
| **Other Business** | None. |
| **Adjourn** | There being no further business to come before the Board, and following discussion and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting. |

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

Chris Ferguson

_____

Secretary for the Meeting

The foregoing minutes were approved on the 27th day of July, 2022.