MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WARD TOD METROPOLITAN DISTRICT NO. 1

Held: Wednesday, July 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:

Timothy Westbrook
Christopher Ferguson
Kyle Ninness

Directors Both and Foran were absent and excused.

Also present were Megan J. Murphy, Esq. White Bear Ankele Tanaka & Waldron, District General Counsel; and Cecilia Wang, CliftonLarsonAllen, LLP, District Accountant.

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.
Consider Election of Officers	The Board engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Board elected Director Both as President and Director Ninness as Assistant Secretary.

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: • Minutes from the April 27, 2022 Regular Meeting; and • Claims in the amount of $10,638.04.
Legal Matters	
Consider Approval of Water Cost Sharing Agreement with Ward Station Homeowners Association	Ms. Murphy reviewed the Water Cost Sharing Agreement with the Ward Station Homeowners Association with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Water Cost Sharing Agreement with Ward Station Homeowners Association.
Discuss Proposal for District Management Services from The Management Trust	The Board engaged in general discussion regarding the Proposal for District Management Services from The Management Trust. Director Ferguson will review the proposal. Deferred.
Discuss Email Management for Community Communications	Director Ferguson states that there have not been any communication from homeowners directed at the District.
Consider Adoption of Resolution Regarding Acceptance of Public Improvements (Tracts W & Z)	Ms. Murphy reviewed the Resolution Regarding Acceptance of Public Improvements (Tracts W and Z). Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Resolution Regarding Acceptance of Public Improvements (Tracts W and Z).
Approval of First Amendment to 2022 Annual Administrative Resolution	Ms. Murphy reviewed the First Amendment to the 2022 Annual Administrative Resolution. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the First Amendment to the 2022 Annual Administrative Resolution.
Other Legal Matters	None.
Financial Matters	
Review Cash Sheet and Property Tax Statement	Ms. Wang reviewed the Cash Sheet and Property Tax Statement with the Board. Following discussion, upon a motion duly made

and seconded, the Board unanimously accepted the Cash Sheet and Property Tax Statement.

Discuss Status of 2021 Audit

Ms. Wang reviewed the Request for Extension of Time to File the 2021 Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Request for Extension of Time to File the 2021 Audit.

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
Chris Ferguson (Nov 14, 2022 10:29 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 19th day of October, 2022.