MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WARD TOD METROPOLITAN DISTRICT NO. 1

Held: Thursday, January 19, 2023 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
Timothy Westbrook
Christopher Ferguson
Kyle Ninness

Director Matthew Foran was absent and excused

Also present were Megan J. Murphy, Esq. White Bear Ankele Tanaka & Waldron, District General Counsel; Carrie Bartow, CliftonLarsonAllen, LLP, District accountant; Andrew Gaittens Independent District Engineering Services, District Engineer; Denise Hogenes, Toll Brothers; and Tim Bryan, The Management Trust Co.

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 a 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: • Minutes from the October 19, 2022 Regular Meeting; • Claims Listing in the amount of $300.00; • Resolution Designating Meeting Notice Posting Location; • Filing of Supplemental 2021 Annual Report to City of Wheat Ridge; and • 2021 Audit.
Legal Matters	
Discuss Engagement of Broker for Insurance Services	Ms. Murphy discussed the engagement of an insurance broker with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the engagement of an insurance broker.
Consider Approval of Proposal from the Management Trust for District Management Services and Consider Approval of Independent Contractor Agreement	Director Ferguson noted the Board is going to continue to review this proposal.
Update on Warranty Period for Accepted Public Infrastructure	Ms. Murphy provided an update to the board on the warranty period on accepted public infrastructure nothing she is working with Toll Brothers to complete a walk with CVL Westwood after the snow melts.
Discuss and Consider Adoption of Parking Policy	Ms. Murphy reviewed the Resolution Adopting Parking Rules and Regulations with The Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Resolution Adopting Parking Rules and Regulations.
Other Legal Matters	None.
Financial Matters	

Review Unaudited Financials, Schedule of Cash Position and Property Tax Statement	Ms. Bartow reviewed the December 31, 2022 financial statements with the Board.
Consider Approval of Proposal for 2022 Audit Services	Ms. Bartow reviewed the proposal for 2022 Audit Services with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal not to exceed $5,900.
Consider Approval of Resolution Accepting District Eligible Costs	Mr. Gaittens review the Engineer's report with the Board. Ms. Bartow noted that the accountants report is still under review. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the Resolution Accepting District Eligible Cost subject to the final receipt of accountant's report and engineer's report.
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 (Apr 25, 2023 15:26 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 20th day of April, 2023.