MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WARD TOD METROPOLITAN DISTRICT NO. 1

Held: Tuesday, June 4, 2024 at 10:00 a.m. via Zoom.

The special 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
Matt Foran (*arrived where indicated*)

Director Ninness was absent and excused.

Also present were: Megan J. Murphy, Esq. and Marissa M. Peck, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Carrie Bartow and LaMont Harris, CliftonLarsonAllen, LLP, District Accountant; and Andrew Gaittens, IDES, District Engineer.

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 November 17, 2023 Special Meeting; • Independent Contractor Agreement, Heatherly Creative, LLC, Accessibility Remediation Services; and • Valor Landscape – Independent Contractor Agreement for 2024 Landscape Maintenance.
Legal Matters	
Discuss and Consider Approval of Access and Maintenance Easement Agreement (Alley Tracts – Landscape Tracts) with Ridge at Ward Station Homeowners Association, Inc.	Ms. Murphy reviewed the Access and Maintenance Easement Agreement for Alley Tracts and Landscape Tracts with Ridge at Ward Station Homeowners Association, Inc. with the Board. Deferred.
Consider Approval of Resolution Approving a Digital Accessibility Policy and Designating a Compliance Officer	Ms. Murphy reviewed the Resolution Approving a Digital Accessibility Policy and Designating a Compliance Officer with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.
Other Legal Matters	None.
Financial Matters	
Review Property Tax Reconciliation, Schedule of Cash Position and Unaudited Financial Statements **Director Foran joined*	Ms. Bartow noted there are not enough funds to cover the payables and a transfer of funds is needed. The first debt service payment was paid on June 1st and the District collected about 40% of property taxes for this year.
Discuss Status of 2023 Audit	Ms. Bartow and Mr. Harris provided an update on the status of the 2023 Audit to the Board. Ms. Bartow reviewed the engagement letter for 2023 Audit services with the Board. Following discussion, upon a motion

Consider Approval of Engagement of Auditor for 2023 Audit Services	duly made and seconded, the Board unanimously approved the auditor engagement.
Other Financial Matters	None.
District Management Matters	
District Manager Report	None.
Other District Management 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. Tim Westbrook Tim Westbrook (Oct 26, 2024 15:03 MDT) _____ Secretary for the Meeting The foregoing minutes were approved on the 21st day of October, 2024.