MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WARD TOD METROPOLITAN DISTRICT NO. 1

Held: Friday, June 7, 2024 at 11:00 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
Kyle Ninness

Director Foran 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, CliftonLarsonAllen, LLP, District Accountant; Michele Rittgers, The Management Trust, District Manager; and Jordan Honea, 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 a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Public Comment

None.

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 noting that the Ridge at Ward Station Homeowners Association (the "**HOA**") will pay the costs directly and the District will need to obtain the financial information from the HOA to determine what the fees will be and how the transfer will happen. Ms. Bartow noted that she will circulate the absorption report to everyone which will enable the HOA to determine what funds are needed from the District. She reported the HOA is pretty liquid right now, but that could change after absorption costs. The Board noted language needs to be developed to explain to the homeowners that the funds they are paying into the HOA will now be used for District maintenance activities. It was also noted the HOA will pay for irrigation and electricity and these will no longer be the responsibility of the District. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agreement as amended subject to final review by legal counsel and accounting.
Other Legal Matters	None.

Financial Matters

Other Financial Matters	None.

District Management Matters

District Manager Report	Ms. Rittgers noted there are several sprinkler heads throughout the District that need to be updated.
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.