MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WARD TOD METROPOLITAN DISTRICT NO. 1

Held: Thursday, July 17, 2025 at 2:30 p.m. via Zoom.

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:

Wayne Arriaga
Timothy Westbrook
Christopher Ferguson
Jordan Honea

Director Foran was absent and excused.

Also present were: Megan J. Murphy, Esq. and Matthew R. Fegan, Esq., WBA, P.C., District General Counsel; LaMont Harris, CliftonLarsonAllen, District Accountant; and Denise Hogenes and Madison Back, Toll Brothers Real Estate, Inc.

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 advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided WBA Local Government Law 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.

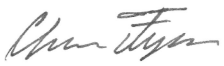
Approval of Agenda

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: • March 28, 2025 Special Meeting Minutes; • Claims Listing; • Resolution Designating Meeting Notice Posting Location; • Amended and Restated Access and Maintenance Easement Agreement with the Ridge at Ward Station Homeowners Association, Inc; and • Termination of Water Cost Sharing Agreement with the Ridge at Ward Station Homeowners Association, Inc.
Legal Matters	
Discuss November 4, 2025 Coordinated Election	Ms. Murphy discussed the November 4, 2025 coordinated election with the Board. Following discussion, the Board determined not to hold an election this year.
Review and Discuss Property Schedule Updates	Ms. Murphy reviewed the property schedule updates with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the property schedule updates, subject to final review by Director Honea and Independent District Engineering Services ("IDES").
Other Legal Matters	None.
Financial Matters	
Status of 2024 Audit	Mr. Harris reviewed the 2024 Audit with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the 2024 Audit, subject to a clean opinion from the auditor.
Review March 31, 2025 Unaudited Financial Statements	Mr. Harris reviewed the March 31, 2025 Unaudited Financial Statements with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the financials.
Other Financial Matters	The Board discussed designating approvers for bill.com. Following discussion, upon a motion duly made and seconded, the

	Board unanimously designated Director Westbrook and Director Arriaga as approvers.
Other Business	
Next Regular Meeting October 9, 2025 at 2:30 p.m.	The next regular meeting is scheduled for October 9, 2025 at 2:30 p.m.
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.



Secretary for the Meeting

The foregoing minutes were approved on the 9th day of October, 2025.