MINUTES OF A REGULAR MEETING OF THE BOARD OF THE WARD TOD METROPOLITAN DISTRICT NO. 1 HELD OCTOBER 9, 2025 AT 2:30 P.M. VIA TELECONFERENCE

The regular meeting of the Board of Directors of Ward TOD Metropolitan District No. 1 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Attendance

Wayne Arriaga, Director
Timothy Westbrook, Treasurer
Jordan Honea, Director

Director Ferguson was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Megan J. Murphy, Esq., and Matthew R. Fegan, Esq., WBA, PC, Attorneys at Law, District General Counsel; and LaMont Harris, CliftonLarsonAllen, LLP, District Accountant

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and Mr. Fegan called the meeting to order.

Conflict of Interest Disclosures

Mr. Fegan advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Fegan reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board(s) at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Fegan 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.

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 Comments

None.

Consent Agenda

Mr. Fegan reviewed the items on the consent agenda with the Board. Mr. Fegan 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. The Board engaged in discussion regarding consent agenda items 5.f. and 5. g. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- Approval of Board Meeting Minutes from July 17, 2025
- Approval of Annual Meeting Minutes from July 12, 2025
- Ratification of 2024 Annual Report
- Ratification of 2024 Audit
- Approval of Notice to Electors Pursuant to § 32-1-809, C.R.S.
- Adoption of Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer
- Approval of Contractor Agreement with Heatherly Creative, LLC for 2025 Website Maintenance and Accessibility Services

Legal Matters

Adoption of 2026 Annual Administrative Resolution – Mr. Fegan presented the 2026 annual administrative resolution. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution, subject to revisions of the Board compensation and regular and annual meeting dates.

Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage – The Board reviewed the current general liability schedule and limits. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the general liability schedule, with no excess liability, and authorized legal counsel to bind coverage.

Consider Authorization to Bind 2026 BMO Worker's Compensation– Mr. Fegan presented the BMO worker's compensation. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the BMO worker's compensation and authorized legal counsel to bind coverage.

Consider Approval of 2026 Agency Fee Invoice with Highstreet - Mr. Fegan presented the 2026 agency fee invoice with Highstreet. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the invoice.

Discuss 2025 Legislative Update – Mr. Fegan presented the 2025 legislative update. No action was taken.

Other Legal Matters – None.

Financial Matters

Review of Payables/Financials – Ms. Wheeler presented the payables/financials to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims listing in the amount of $20,769.33 and the June 30, 2025 financial statements.

Public Hearing on 2025 Budget Amendment (*if needed*) – Not needed.

Public Hearing on 2026 Budget – Director Arriaga opened the public hearing on the proposed 2026 Budget. Mr. Fegan noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolution Adopting Budget, Appropriating Sums of Money and Certifying Mill Levies for the 2026 Calendar Year – Ms. Wheeler reviewed the 2026 Budget Resolution with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution Adopting the 2026 Budget, Appropriating Funds Therefor and Certifying Mills for the General Fund, Mills for the Debt Service Fund, as shown in the 2026 Budget, subject to additional review by Director Arriaga and Director Honea, and receipt of final assessed valuation.

Approval of Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP – Mr. Harris presented the Special Districts Preparation Statement of Work with CliftonLarsonAllen, LLP. Mr. Harris noted he will provide a potential option for a flat feel model. No action was taken by the Board.

Other Financial Matters – None.

Other Business

None.

Discuss and Consider Appointment to Fill Board Vacancy.

No update was provided by the Board.

Adjourn

There being no further business to come before the Board, following discussion and upon a 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 15th day of January, 2026