

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WINDLER HOMESTEAD METROPOLITAN DISTRICT

Held: Friday, April 2, 2021 at 2:00 p.m. via Teleconference

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders, issued by the Colorado Department of Public Health & Environment, and the threat posed by the COVID-19 coronavirus, the meeting was held via teleconference.

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:

Garrett Baum
William R. Branyan

Also present were Clint C. Waldron, Esq., Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Megan Becher, Esq., and Erica Montague, McGeady Becher, P.C.; Timothy O'Connor and Dustin Anderson, Alberta Development Partners; and Christopher Fellows.

Call to Order/Declaration of Quorum

Director Baum noted that a quorum of the Board was present and called the meeting to order.

Director Conflict of Interest Disclosures

Ms. Becher reported that disclosures for those directors that provided McGeady Becher 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. Becher 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.

Confirmation of Meeting Notice and Posting

Ms. Becher confirmed the meeting notices were posted as required by law.

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.

Discuss the District returning to active status and consider adoption of Resolution regarding the District's Intent to Return to Active Status and authorize necessary actions associated therewith Ms. Becher reviewed the Resolution Declaring Return to Active Status with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution Regarding the Return to Active Status.

Acknowledge the resignations of Directors Laura Windler, Carl Windler and William Windler, effective March 31, 2021 The Board engaged in general discussion regarding the resignations of Directors Laura Windler, Carl Windler, and William Windler, effective March 31, 2021.

Update on McGeady Becher P.C. Document Retention Policy Ms. Becher provided an update to the Board on the McGeady Becher, P.C. Document Retention Policy. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the McGeady Becher, P.C. Document Retention Policy.

Public Comment None.

Consent Agenda Ms. Becher reviewed with the Board the items on the consent agenda. Ms. Becher 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 adopted:

- December 9, 2010 Special Meeting Minutes
- Resolutions Calling May 2012, 2014, 2016, 2018, and 2020 Regular Elections and acknowledge election results
- 2010 Application for Exemption from Audit

Financial Matters None.

Legal Matters None.

Other Business

Discuss and consider the engagement of White Bear Ms. Becher reviewed the engagement of White Bear Ankele Tanaka & Waldron as District General Counsel with the Board. Following discussion, upon a motion duly made and seconded,

Ankele Tanaka & Waldron
as District General Counsel

the Board unanimously approved the engagement of White Bear
Ankele Tanaka & Waldron as District General Counsel.

Discuss and consider
acceptance of the resignation
of McGeady Becher P.C. as
District General Counsel

The Board engaged in general discussion regarding the
resignation of McGeady Becher, P.C. as District General
Counsel. Following discussion, upon a motion duly made and
seconded, the Board unanimously accepted the resignation of
McGeady Becher, P.C as District General Counsel.

Discuss vacancies on the
Board and consider
appointment of eligible
electors, Chris Fellows,
Dustin Anderson and Tim
O'Connor, to the Board of
Directors of the District.
(Notice of Vacancies
published March 18, 2021).
Administer Oaths of Office

The Board engaged in discussion regarding appointments to fill
vacancies. Following discussion, upon a motion duly made and
seconded, the Board unanimously appointed Christopher
Fellows, Dustin Anderson, and Timothy O'Connor to the Board.

Director Baum administered Oaths of Office.

Election of Officers

The Board engaged in general discussion regarding the Election
of Officers. Following discussion, upon a motion duly made and
seconded, the Board elected Director Fellows as President,
Director Tim O'Connor as Treasurer/Secretary, and Director
Anderson as Assistant Secretary.

Consider acceptance of
resignations of Garrett Baum
and William R. Branyan
from the Board of Directors.

The Board engaged in general discussion regarding the
resignations of Director Baum and Director Branyan. Following
discussion, upon a motion duly made and seconded, the Board
unanimously accepted the resignations.

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 19th day of April,
2021.