

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

WINDLER HOMESTEAD METROPOLITAN DISTRICT

Held: Thursday, August 12, 2021 at 3:30 p.m. via teleconference.

Attendance

The special meeting referenced above was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Christopher Fellows
Timothy O'Connor
Dustin Anderson

Also present were Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Diane Wheeler, Simmons & Wheeler, PC, District Accountant; and Matt Ruhland, Collins Cockrel & Cole.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present and the meeting was called.

Conflict of Interest Disclosures

Ms. Murphy reported that disclosures for those directors that provided 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(s) 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.

Confirm Posting of Meeting Notices

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

Approval of Agenda

Ms. Murphy presented the proposed agenda to the Board for consideration. 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 can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, seconded and unanimously carried, the Board approved and ratified the following items:

- April 29, 2021 Special Meeting Minutes; and
- 2020 Annual Report.

Legal Matters

Consider Adoption of Resolution Calling November 2, 2021 Election

Ms. Murphy reviewed the Resolution Calling the November 2, 2021 Election with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution Calling November 2, 2021 Election.

Consider Adoption of Resolution Designating the Location of Meetings of the Board of Directors

Ms. Murphy reviewed the Resolution Designating the Location of Regular Meetings of the Board of Directors with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution Designating the Location of Regular Meetings of the Board of Directors.

Discuss Overall Boundaries

Deferred.

Public Hearing on Inclusion of Property

Director Fellows opened the public hearing on the Petition for Inclusion of Property (Parcels located in Sections 18, 13 & 24). Ms. Murphy noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

Consider Adoption of Resolution and Order of Board to include Property

Ms. Murphy reviewed the Resolution and Order for Inclusion of Property (Parcels location in Sections 18, 13 & 24) with the Board. Following discussion, upon a motion duly made and seconded, the Board determined to grant the petition and adopt the resolution.

Public Hearing on Exclusion of Property

Director Fellows opened the public hearing on the Petition for Exclusion of Property (Original Boundaries). Ms. Murphy noted that notice of the public hearing was published in accordance with Colorado law and no written objections or comments have been received. There being no public comment, the hearing was closed.

Ms. Murphy reviewed the Resolution and Order for Exclusion of

Consider Adoption of Resolution and Order of Board to Exclude Property

Property with the Board. The Board considered the factors to determine whether to grant or deny the petition for exclusion pursuant to Colorado law. Following discussion, upon a motion duly made and seconded, the Board determined to grant the petition and adopt the resolution for exclusion.

Discuss and Consider Approval of Special Bond Fee Disclosure with White Bear Ankele Tanaka & Waldron

Ms. Murphy presented the Special Bond Fee Disclosure with White Bear Ankele Tanaka & Waldron to the Board. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the disclosure, subject to final legal review.

Other Legal Matters

None.

Financial Matters

Discuss Windler Public Improvement Authority Bond Issuance

Deferred.

Consider Acceptance of Unaudited Financial Statements

Deferred.

Public Hearing on 2021 Budget Amendment

Not necessary.

Consider Adoption of Resolution Amending 2021 Budget

Not necessary.

Other Financial Matters

None.

Other Business

Consider Appointment to ARTA Board of Directors

The matter was deferred.

Adjourn

There being no further business to come before the Board, and 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.

Timothy OConnor

Timothy OConnor (Oct 27, 2021 13:57 MDT)

Secretary for the Meeting

The foregoing minutes were approved on the 21st day of October, 2021.