

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WILLOW TRACE METROPOLITAN DISTRICT

Held: Tuesday, December 3, 2024 at 4:30 P.M. via teleconference.

Attendance

The regular meeting of the Board of Directors of the Willow Trace Metropolitan District (“District”) was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Joe Blethen
Tim Shively
Perry Richardson
Andrew Hayden

Also present were: Scott A. Goodstein, Esq. and Ashley B. Frisbie, White Bear Ankele Tanaka & Waldron, District General Counsel; and Kimberly Johannis and Daisey Garcia, Simmons & Wheeler, PC, District Accountant.

Call to Order

It was noted that a quorum of the Board was present and that the directors had confirmed their qualification to serve, and therefore the meeting was called to order.

**Conflict of Interest
Disclosures**

Mr. Goodstein advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Goodstein 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 at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Goodstein inquired as to 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 agenda was presented 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	<p>The consent agenda was presented to the Board. Any item can be removed from the consent agenda and added 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 and seconded, the Board unanimously approved and/or ratified the following items:</p> <ul style="list-style-type: none"> • Minutes from October 1, 2024, Regular Meeting • Minutes from October 1, 2024 Annual Meeting • Updated Scope of Work with American Galvanized Ironworks, LLC (“AGI”) for First Phase of Split Rail Fence Repair Project • Engagement Letter with Wipfli LLP to Prepare 2024 Audit • Acknowledge Resignation of Director Mike Johnson
Operational Matters	
Update on Status of Split Rail Fence Repair Project	<p>Ms. Frisbie provided the Board with an update on the Split Rail Fence Repair Project, noting that AGI has indicated that they are working to schedule the project, pending approval of the new scope of work.</p> <p>Ms. Frisbie reported that AGI has indicated that the fence staining project behind the townhomes will be occurring later this week.</p>
Review Resident Request for Reimbursement Related to Section 5 of Cancelled Fence Replacement Project	Ms. Frisbie informed the Board that a resident has requested reimbursement for costs incurred during preparation for the Section 5 fence replacement project, which was ultimately cancelled. Following discussion, the Board determined to deny the request at this time.
Discuss Privacy Fence Repair Work	Ms. Frisbie reported that there are some sections of privacy fencing in the community that require some repair work. The Board discussed and directed staff to investigate to see if there are any active warranties on the fencing. Additionally, the Board directed staff to note any fencing that is a direct result of homeowner use on the inside of the fencing, as the homeowner may be liable for all or a portion of the fence repair work. Director Richardson noted that some of the damage on the fencing along S. Himalaya Street may have been caused by wind.

Update on Status of
Decommissioned
ECCV Well and Turf
Repair

Ms. Frisbie provided the Board with an update on the status of the decommissioned East Cherry Creek Valley Water and Sanitation District (“ECCV”) well and turf repair, noting that the well was decommissioned the first week of October. During the work, some irrigation damage was caused by ECCV’s contractor. BrightView Landscape Services, Inc. was in the process of winterizing the system, so it was agreed that they should proceed with completing the repair work. ECCV has agreed to cover the cost of the irrigation repair work and has been invoiced for such. ECCV has indicated that the new sod will be installed in the spring, once the irrigation has been turned back on.

Review and Consider
Approval of Proposal
from CORE Electric
Cooperative for
Design and
Installation of Street
Lamp at E. Chenango
Avenue and S. Jebel
Street

Ms. Frisbie presented the Board the proposal from CORE Electric Cooperative (“CORE”) for the design and installation of the street lamp at E. Chenango Avenue and S. Jebel Street. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal and agreement.

Legal Matters

Discussion Regarding
SB 24-233 and HB
24B-1001

Mr. Goodstein provided the Board with an overview of the new legislation under SB 24-233 and HB 24B-1001. Ms. Johanns reported that it does not appear that the new property tax revenue limitations will affect the District at this time. Following discussion, the Board determined not to hold an election related to SB 24-233 and HB 24B-1001 at this time.

Consider Adoption of
Resolution Calling the
May 2025 Election

Mr. Goodstein presented the Board with the Resolution Calling the May 2025 Election. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Consider Adoption of
Amended and
Restated Resolution
Adopting a Digital
Accessibility Policy
and Designating a
Compliance Officer

Mr. Goodstein presented the Board with the Amended and Restated Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Financial Matters

Payment of Claims

Ms. Johanns presented the claims to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified claims in the amount of \$98,128.83 and approved claims in the amount of \$2,593.53.

Review Financials

Ms. Johannis presented the September 30, 2024 Unaudited Financial Statements to the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements.

Discuss Status of
Prepayment on Series
2015 Bonds

Ms. Johannis provided the Board with an update on the status of prepayment on the Series 2015 Bonds, noting that the payment was made on November 18, 2024.


Other Business

Director Shively reported that the new holiday lighting looks very nice and thanked Mike Johnson for his work on the project.

Adjournment

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.


Perry Richardson (Feb 11, 2025 19:36 MST)

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 4th day of February, 2025.