

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED REGULAR MEETING OF

TRAILSIDE METROPOLITAN DISTRICT NO. 1
TRAILSIDE METROPOLITAN DISTRICT NO. 2
TRAILSIDE METROPOLITAN DISTRICT NO. 3
TRAILSIDE METROPOLITAN DISTRICT NO. 4
TRAILSIDE METROPOLITAN DISTRICT NO. 5

February 21, 2023

The Coordinated Regular Meeting of the Boards of Directors (collectively, “Board”) of Trailside Metropolitan District No. 1, Trailside Metropolitan District No. 2, Trailside Metropolitan District No. 3, Trailside Metropolitan District No. 4, and Trailside Metropolitan District No. 5 (collectively, “Districts”) was held via videoconference, on Tuesday, February 21, 2023, at 4:00 p.m.

ATTENDANCE

Directors in Attendance:

Patrick McMeekin, President & Chairman (District Nos. 1-5)
Landon Hoover, Secretary/Treasurer (District Nos. 1-5)
Mike Welty, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-5)

Directors Absent, but Excused:

Kara Hoover, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-5)
Tiffany White, Director (District No. 2)

Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP
Andrew Kunkel, Kevin Mitts, Nicole Wing, Christy McCutchen, Doug Campbell, Brendan Campbell, Randall Provencio, and Adam Brix; Pinnacle Consulting Group, Inc.
Taralee Jackson; Hartford Homes
Darren Nowels; Resident of the District

ADMINISTRATIVE ITEMS

The Coordinated Regular Meeting of the Board of Directors of Trailside Metropolitan District Nos. 1, 2, 3, 4, and 5 was called to order by Director McMeekin at 4:01 p.m. He noted that a quorum was present for each of the Boards, with three of four members present for District Nos. 1, 3, 4 and 5 and three of five members for District No. 2 in attendance. All Board Members also confirmed that prior to the meeting they had been notified of the meeting and all Board Members confirmed their qualification to serve on the Boards.

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Declaration of Quorum/Combined Meeting of District Nos.1-5/Director Disclosure of potential conflicts of interest: The Boards of Directors determined to hold combined meetings of the Districts and to prepare joint minutes of action taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be action of all the Districts.

Where necessary, action taken by an individual District will be so reflected in these minutes.

Mr. Kunkel noted that notices of potential conflicts of interest for all Board Members were filed, disclosing potential conflicts as all Board Members that are associated with Trailside Development, LLC, the primary landowner, and developer within the District have disclosed that conflict. Director T. White is a resident of District No. 2. Mr. O'Leary advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board Members determined that the participation of the members' present was necessary to obtain a quorum or otherwise enable the Boards to act.

AGENDA

The Boards reviewed the agenda. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the agenda, as presented.

APPROVAL OF MINUTES

The minutes of the November 22, 2022, Special Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the minutes of the November 22, 2022, Special Board Meeting, as presented.

PUBLIC COMMENTS

The Board opened the meeting to public comment.

Darren Nowels introduced himself as a resident of the District but had no public comments.

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There being no further comments, this portion of the meeting was closed.

FINANCIAL ITEMS Payment of Claims: Mr. Campbell presented the Payment of Claims for period ending February 13, 2023, in the amount of \$135,422.25 to the Boards and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to ratify the Payment of Claims for period ending February 13, 2023, totaling \$135,422.25.

Financial Statements: Mr. Campbell reviewed with the Boards the unaudited Financial Statements for the period ending December 31, 2022, and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the December 31, 2022, Financial Statements, as presented.

Financial Manager's Report: Mr. Campbell presented the Financial Manager's Report to the Board and answered questions. Mr. Campbell stated that the Operations and Maintenance fees will be increasing by 6.5% per the CPI on April 1, 2023, in accordance with the District's Service Plan. Mr. Campbell reported that communication regarding the fee increase in Operations and Maintenance fees have been sent to the residents of the District.

LEGAL ITEMS Amended District Residential Design Guidelines: Ms. McCutchen presented the Amended District Residential Design Guidelines to the Board and answered questions. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director Welty and, upon vote unanimously carried, it was

RESOLVED to approve the Amended District Residential Design Guidelines, as presented.

DISTRICT
MANAGER ITEMS Manager's Report: Mr. Mitts, Mr. Brix, and Ms. McCutchen reviewed the Management Report with the Boards and answered questions. Mr. Brix informed the board of \$22,013 cost increase from 2023 budget in landscape maintenance due to additional areas being maintained. Director McMeekin requested that Community Management send email communication out to the residents prior to snowstorms reminding residents of the snow removal guidelines. Ms. McCutchen agreed and stated that she would send out today

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for the predicted snowstorm tomorrow.

Contract Modifications: Mr. Brix requested ratification of the Contract Modifications. Following review and discussion, upon motion duly made by Director Welty seconded by Director L. Hoover and, upon vote unanimously carried, it was

RESOLVED to ratify the Contract Modifications Report.

CAPITAL
MANAGER ITEMS

Discussion Regarding Status of Capital Acceptance: Mr. Provencio discussed the Status of Capital Acceptance with the Board and answered questions.

BOARD MEMBER
ITEMS

There were no Board Member Items brought before the Boards.

OTHER ITEMS

There were no Other Items brought before the Boards.

EXECUTIVE
SESSION

No Executive Session was needed at this time.

ADJOURNMENT

Upon motion duly made by Director McMeekin, seconded by Director L. Hoover and, upon vote unanimously carried, the meeting was adjourned at 4:30 p.m.

The foregoing minutes constitute a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of Trailside Metropolitan District Nos. 1-5.

Respectfully submitted,



Nicole Wing, Recording Secretary