

RECORD OF PROCEEDINGS

MINUTES OF THE COORDINATED SPECIAL 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

September 7, 2022

The Coordinated Special 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 Wednesday, September 7, 2022, 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)
Tiffany White, Director (District No. 2)

Directors Absent, but Excused:

Kara Hoover, Vice Chair & Asst. Secretary/Treasurer (District Nos. 1-5)

Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP
Andrew Kunkel, Christy McCutchen, Jason Woolard, Doug Campbell, Shannon Randazzo, Stanley Holder, Nicole Wing, Tracie Kaminski, and Adam Brix; Pinnacle Consulting Group, Inc.
Taralee Jackson; Hartford Homes
Jason Obsuth; Mill Brothers Landscape Group
Ty Holman; Haynie & Co.
Garrett Morgan, Jacque Wilson, Jennifer Hahnke, Tracy Johnson, Sallyanne Cosgrave, Amanda Maier, Scott Johnson, and Kate Boros; residents of the District.

ADMINISTRATIVE ITEMS

The Coordinated Special 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 4:02 p.m. He noted that a quorum was present for each of the Boards, with three out of four members 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.

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

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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. O’Leary 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 June 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 June 22, 2022, Special Board Meeting, as presented.

2022 Native Landscape Management Presentation

Mr. Obsuth presented the 2022 Native Landscape Management Presentation to the Boards and answered questions.

PUBLIC COMMENTS

Mr. Morgan voiced his concerns about the official website for the District. He cited the lack of clarity and ease of navigation when searching for board meeting notices. He also expressed dissatisfaction regarding the splash pad being closed. He requested that the Board meetings be held in person and at a later time in order for more residents to attend. Director McMeekin sympathized with the dissatisfaction of the splash pad being closed and explained that mulch unexpectedly got into the piping. In addition, he explained that there are strategies being explored to prevent this from happening in the future. Director McMeekin noted that there is a higher percentage of resident attendance when holding the Board meetings virtually due to ease of access.

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Ms. Hahnke expressed her gratitude for the Boards responding to feedback and addressing concerns. She voiced her frustration with the mosquito mitigation, damaged streets and pathways, dog stations, and website.

Ms. Sherri voiced concerns about the mosquito mitigation and the native grass not being maintained near the cross streets of Rendezvous and Isabella. Director McMeekin stated the Boards will look into the mosquito mitigation as it is in the District's budget and will look for a better solution in 2023. Director McMeekin explained the rules and regulations of xeriscape throughout the District.

Director White requested that the mosquito mitigation be a priority.

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

FINANCIAL ITEMS

2021 Audit for District No. 4: Mr. Holman presented the 2021 Audit for District No. 4 and answered questions. Mr. Holman reported the District received an unmodified and clean opinion and that the District is where it is expected to be financially. 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 2021 Audit for District No. 4.

Payment of Claims: Ms. Kaminski presented the Payment of Claims for period ending August 30, 2022, in the amount of \$138,024.34. 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 August 30, 2022, totaling \$138,024.34.

Unaudited Financial Statements: Ms. Kaminski reviewed with the Boards the unaudited Financial Statements for the period ending June 30, 2022, and answered questions.

Public Hearing for 2022 Amended Budget: Director McMeekin opened the hearing on the 2022 Amended Budget for public comment. Mr. Kunkel reported that the notice of the hearing had been published in accordance with state budget law. There being no public input, the public hearing portion of the budget was closed. Ms. Kaminski reviewed the proposed amended budget for District No. 1 and answered questions. The amended budget by fund is as follows:

Original Adopted General Fund: \$494,283
Original Adopted Capital Fund: \$12,000,000
Amended General Fund: \$523,120
Amended Capital Fund: \$13,899,687

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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 Resolution of District No. 1 to Amend the 2022 Amended Budget and appropriate budgeted funds and authorize the District Accounts to file the necessary updates with the required state agencies.

2021 Audit Exemptions for District Nos. 1, 2, 3, and 5: Ms. Kaminski presented the 2021 Audit Exemptions for District Nos. 1, 2, 3, and 5 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 approval of 2021 Audit Exemptions for District Nos. 1, 2, 3, and 5.

LEGAL ITEMS

District Residential Design Guidelines: Mr. O’Leary presented the District Residential Design Guidelines 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 District Residential Design Guidelines.

CAPITAL MANAGER ITEMS

Status of Asset and Capital Acceptance and Acceptance of Costs and Expenses and Related Agreements: Mr. Woolard provided updates on the asset and capital acceptance and acceptance of costs and expenses and related agreements with the Boards and answered questions.

Resolution of the District to Reimburse Partial Capital Public Improvement Costs: This item was tabled until the Board next meeting.

Updates to Promissory Notes:
This item was tabled until the Board next meeting.

DISTRICT MANAGER ITEMS

Master Services Agreement and Work Order #2022-01 To Master Services Agreement, July 18, 2022, for SWPPP Colorado: Mr. Brix reviewed the Master Services Agreement and Work Order #2022-01 To Master Services Agreement, July 18, 2022, for SWPPP Colorado 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 Master Services Agreement and Work Order #2022-01 To Master Services Agreement, July 18, 2022, for SWPPP Colorado.

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Contract Modifications: Mr. Brix requested ratification of the Contract Modifications. 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 Contract Modifications.

Management Report and District Matters: Mr. Kunkel reviewed the Management Report with the Boards and answered questions. Mr. Kunkel noted that Pinnacle Consulting Group, Inc. is working to complete a new, standardized website for Trailside, which should be accessible at the beginning of October with the old website redirecting people to the new website until the end of the year. In addition, he reported that community management is now responding to residents daily rather than every other day, which has improved communication between the District and the residents. Director McMeekin requested an email be sent to the residents with the updated website information.

Mr. Brix reported that the plant replacement and mulch refresh has been completed. He is preparing a proposal for cobblestone to be placed around the mulch surrounding the splash pad in order to prevent the mulch from going into the piping. Mr. Campbell reported the dog stations are enroute from Castle Rock to the District, in which they expect to have the dog stations installed in about two to three weeks. Director White expressed frustration with the lack of security and monitoring of non-residents utilizing the pool. Mr. Campbell stated Pinnacle Consulting Group, Inc. will work with others as a team to find a proper solution for staffing of the pool.

Installing a "Little Library" at the Trailside Trail: Mr. Kunkel reported that the Town of Timnath requested to install a "Little Library" at the Trailside park. Director McMeekin noted that this should not be an issue as long as the Town of Timnath maintains it.

BOARD MEMBER ITEMS

Director White discussed the District's Rules and Regulations for xeriscaping.

OTHER ITEMS


There were no Other Items brought before the Boards.

ADJOURNMENT

Upon motion duly made by Director McMeekin, seconded by Director L. Hoover and, upon vote unanimously carried, the meeting was adjourned at 5:24 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