

MINUTES OF A JOINT SPECIAL MEETING OF THE BOARD
OF DIRECTORS

OF

THE VILLAGE AT WINTER PARK RESORT
METROPOLITAN DISTRICT NOS. 1-3

Held: Friday, February 5, 2021 at 9:00 a.m.

Due to the Executive Order issued by Governor Polis on April 26, 2020, requiring all residents of the State of Colorado to stay-at-home to minimize the spread and impact of COVID-19, and the Updated Public Health Order 20-28 implementing the Executive Order, issued by the Colorado Department of Health and Environment (CDPHE) on April 26, 2020, the meeting was held via teleconference.

Attendance

The joint special meeting of the Board of Directors of The Village at Winter Park Resort Metropolitan District Nos. 1-3 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:

Jennifer Ingrassia
Doug Laraby
Jennifer Armstrong
Monty Waugh
Autumn Penny

Also present were William P. Ankele, Jr., Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Jason Trow, Property Owner; and Kyle Thomas, D.A. Davidson.

Call to Order/Declaration
of Quorum

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

Conflict of Interest
Disclosures

Mr. Ankele advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Ankele reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Ankele noted that a quorum

was present and inquired into whether members of the Boards 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 Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Mr. Ankele presented the proposed agenda to the Boards for consideration. The Boards determined to defer public comment until the end of the meeting.

Consider Approval of May 8, 2020, and November 6, 2020 Joint Special Minutes

Mr. Ankele presented the May 8, and November 6, 2020 Joint Special Minutes to the Boards. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes.

Public Comment

None.

Legal Matters

Consider Adoption of Joint Resolution of the Board of Directors Designating the District's 24-Hour Posting Locations

Mr. Ankele presented the Joint Resolution of the Board of Directors Designating the District's 24-Hour Posting Locations to the Boards. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Financial Matters

Consider Approval of Payables/Financials

Mr. Ankele presented the Boards with the Payables and Financials for the Districts for consideration. Following review, upon a motion duly made and seconded, the Boards unanimously approved the payables and financials.

Discuss Refinancing of District Bonds

Mr. Thomas presented some refinancing options for the outstanding debt of District No. 1, noting that this obligation had a balloon payment due December 1, 2022. However, they are callable at this time without penalty and interest rates have been extremely low. The Board engaged in a general discussion of the matter. Mr. Trow indicated that he thought that this low interest rate environment would make a potential refinancing currently, an attractive option. The Board took the matter under advisement and asked Mr. Thomas to provide additional information.

Other Business

Discussion of
Communication with
Owners/Newsletters Posted
to the Association's Website

The Board engaged in a discussion regarding communication with owners/newsletters posted to the Association's website. The Board discussed ways to improve outreach to the community. Mr. Ankele noted that the District's web site was in process and could be used as a repository for basic information, meeting notices, minutes and the like. It was also discussed to put a link to the District's website on the Association's website.

Update on the District's
Website

Mr. Ankele discussed the status of the District's website to the Boards. The website, villageatwinterparkresortmd.com has been secured with GoDaddy. Documents for the website have been provided to Heatherly Creative, LLC, and the website is in the process of being created.

Next Meeting – TBD

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.

Jennifer Armstrong

[Jennifer Armstrong \(Apr 20, 2021 15:49 MDT\)](#)

Secretary for the Meeting

The foregoing minutes were approved on the 19th day of March, 2021.