

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARD OF DIRECTORS

OF

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

Held: Friday, September 6, 2024 at 9:00 a.m.

The meeting was held via teleconference.

Attendance

The joint regular 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:

Doug Laraby (District Nos. 1-3)
Luke Bonucci (District Nos. 1-3)
Jennifer Armstrong (District Nos. 1 & 3)
Jason Trow (District No. 2)
Glenn Ware (District No. 2)

Director Brownlie was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Trisha K. Harris, White Bear Ankele Tanaka & Waldron, Attorneys at Law; and Jason Kotzur and Jeff Peck, CliftonLarsonAllen, District Accountants.

Call to
Order/Declaration of
Quorum

It was noted that a quorum of the Board was present, and Ms. Harris called the meeting to order at 9:02 a.m.

Conflict of Interest
Disclosures

Ms. Harris advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Harris 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. Ms. Harris 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 Boards to act.

Joint Meetings

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Approval of Agenda

Ms. Harris presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda as presented.

Public Comment

None.

Consent Agenda

Ms. Harris reviewed the items on the consent agenda with the Boards. Ms. Harris advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were approved, ratified, and adopted as separate items.

- Minutes from the November 3, 2023 Joint Special Meeting, subject to changes requested by Mr. Trow
- Minutes from the November 3, 2023 Joint Annual Meeting
- 2024 Joint Resolution Designating Meeting Notice Posting Location, subject to adding a second physical posting location for District. No. 2 in the Founders building

Legal Matters

Discuss Scheduling of Annual Meeting Pursuant to §32-1-903(6), C.R.S. (District No. 2)

The Board of District No. 2 discussed holding the Annual meeting sometime on September 28, in conjunction with the annual meetings of the homeowner associations to be held that day, or holding it on November 2, in conjunction with the District's budget/end-of-year meeting. Mr. Trow is to determine when the homeowner association meetings are to be held and communicate with Ms. Harris regarding holding the District No. 2 annual meeting on that day, and then the Board will decide via e-mail relative to the date (which is permitted by the open meetings law as the decision to be made is purely administrative).

Website Accessibility

Discuss and Consider Approval of Amendment to Agreement with Heatherly Creative for Website Remediation

Ms. Harris presented the Amendment to Agreement with Heatherly Creative for Website Remediation to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Amendment to Agreement with Heatherly Creative for Website Remediation.

Discuss and Consider Approval of Resolution Adopting a Digital Accessibility Policy

Ms. Harris presented the Resolution Adopting a Digital Accessibility Policy to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Resolution Adopting a Digital Accessibility Policy.

Discuss Website Content and Remediation Quote

Ms. Harris discussed the existing website content with the Boards and whether to reduce the website to only the statutorily required documents. The Board requested two remediation quotes be obtained: one to include only the statutorily required documents, as well as the documents related to the ownership and maintenance of the District's assets, and a second on to include all of the documents currently on the website, as well as the documents related to the ownership and maintenance of the District's assets.

Financial Matters

Consider Approval of Payables/Financials

Mr. Kotzur presented the Payables and Financials to the Boards. Following discussion, upon a motion duly made and seconded, the Boards approved the payables and financials.

Review 2023 Audit (District No. 1)

Mr. Kotzur presented the 2023 Audit to the Board of District No. 1. Following discussion, upon a motion duly made and seconded, the Board of District No. 1 approved the 2023 Audit, subject to obtaining a clean opinion of the Auditor and non-substantive changes made by Auditor.

Other Business

Mr. Trow inquired about the 20-year limit on debt authorization and including that information somewhere for owners. Ms. Harris suggested putting together a District FAQ sheet with information about the Districts which could be posted on the website, with links to relevant documents.

Adjourn

There being no further business to come before the Boards, and following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting at 9:49 a.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Doug Laraby

Secretary for the Meeting

The foregoing minutes were approved on the 1st day of November, 2024.