

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE WILLOW BROOK METROPOLITAN DISTRICT HELD September 2, 2022

- ATTENDANCE:** The special meeting of the Board of Directors of the Willow Brook Metropolitan District was called and held on Friday, September 2, 2022 at 2:30 p.m. via teleconference and in person at The Gate House, 524 Ruby Road, Silverthorne, CO, in accordance with Colorado law. The following Directors were present and confirmed their qualification to serve on the Board:
- EJ Olbright, President
Mat Sherwood, Vice President
Michael Good, Secretary
Randy Lewis, Director
Vacancy
- Others identified in attendance:
Marcos Pacheco; Community Resource Services of Colorado, LLC
Carl Oppedahl
Becky Tomasek
Cathi Wingate
David Radlauer
Ed Levy
Don Samuels
Marina Larson
Nan Anderson
- CALL TO ORDER:** Director Olbright noted that a quorum of the Board was present, and the meeting was called to order at 2:32 p.m. Director Lewis noted that this is a limited purpose meeting
- DISCLOSURE OF CONFLICTS OF INTEREST:** Director Olbright inquired whether members of the Board had any conflicts of interest on matters coming before the Board to which there were none.
- PUBLIC COMMENT** Marina Larson apologized for her open mic comment. She suggested that Mr. Pacheco needs to mute people more promptly. She never received notice she had been muted.
- APPROVAL OF AGENDA:** Director Good moved that the Board approve the agenda as presented. Upon a second by Director Sherwood, a vote was taken, and the motion carried unanimously.

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RESERVE POLICY

Director Lewis reported on the proposed general fund reserve policy. He outlined the goals of this policy and how those goals will be accomplished. He feels this sets a good target to work toward as a District. The Board will be strict in maintaining their goals. There was then extensive discussion. Director Olbright then spoke about the future costs that could arise that would call on these funds. Ms. Larson then asked questions about language. She feels the policy is outside of the opinion of District Counsel. Director Lewis provided clarification related to her concern. Mr. Oppedahl then offered comments. He complimented the cleaning of culverts and the proactiveness of the work. Director Good moved the Board to adopt the reserve policy. Upon a second by Director Sherwood, a vote was taken, and the motion carried unanimously.

ELECTION

Director Lewis provided a thorough explanation on each question that is proposed in the upcoming election. Ms. Larson asked the Board what the current number after the current adjustment for inflation and growth is. She would like the ranges of numbers between the two numbers. She thinks its important people know this information. She then asked about the fee being used for day-to-day operations. She asked about using a tax instead. Director Lewis provided clarifications. Finally, she has questions on the improvement questions, and they will be sent to board@wbmetro. Mr. Levy asked the Board for an amount of people that have a voting right in the district. Since he is out of state, he was curious. Director Lewis responded it is about 50% of the owners. Mr. Pacheco responded that there are approximately 75 eligible electors within the District. Next, Mr. Samuels commented that, when he was on the board, we couldn't deal with \$210k anymore. He suggested the index which should be used. There was a resolution that pushed this number. Director Lewis moved that the Board approve, subject to addressing minor changes suggested and including naming the index, the ballot questions as presented. Upon a second by Director Good, a vote was taken, and the motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 3:08 p.m.

Respectfully submitted,

Secretary for the Meeting

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