

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

FOREST TRACE METROPOLITAN DISTRICT NO. 1

Held: Tuesday, October 24, 2023 at 4:15 p.m. via teleconference.

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

Daniel Frank
Kevin Payne
Tracy Alford
Shane Simpson

Director Cooper was absent and excused.

Also present were Clint C. Waldron, Esq., and Tate E. Crosby, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; and Scott Goldammer, Forest Trace Metropolitan District No. 2 Property Manager.

Call to Order/Declaration of Quorum Director Frank noted that a quorum of the Board was present and called the meeting to order.

Director Qualifications/Conflicts of Interest/Reaffirmation of Disclosures Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board 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 participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended.

Public Comment None.

Consent Agenda

The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted;

- September 27, 2023 Joint Special Meeting Minutes; and
- Claims Payable

Landscape Maintenance

Discuss 2023-2024 Snow Removal Contract The Board reviewed proposals for snow removal from EDI and Cox Professional Landscape Services. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the proposal from Cox and authorized a contract with Cox Professional Landscape Services.

Discuss 2024 Landscape Maintenance Contract The Board engaged in discussion regarding 2024 landscape maintenance services. Director Payne noted the HOA Board will work on an updated statement of work. Mr. Waldron noted that once the statement of work has been updated, proposals will be requested.

Other Landscape Maintenance The Board engaged in discussion regarding a proposal for updated maintenance mapping. Following discussion, upon a motion duly made and seconded, the Board unanimously approved a proposal from CenterPoint Engineering in the amount of \$2,000.

Financial Matters

Discuss 2024 Draft Budget Ms. Wheeler reviewed the draft 2024 budget with the Board. The Board engaged in general discussion.

Other Financial Matters None.

Other Business

The Board engaged in discussion regarding the upcoming meeting. The Board decided to move the meeting to Monday, November 13th at 6:00 p.m at the Wheatlands Clubhouse.

Adjourn

There being no further business to come before the Board, and following discussion and upon 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.

Marc Cooper
Marc Cooper (Nov 14, 2023 16:33 MST)

Secretary for the Meeting

The foregoing minutes were approved on the 13th day of November, 2023.