

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WILLOW BROOK METROPOLITAN DISTRICT HELD MARCH 19, 2022

ATTENDANCE: The regular meeting of the Board of Directors of the Willow Brook Metropolitan District was called and held on Friday, March 19, 2022 at 3:30 p.m. via teleconference only, 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
Des Hague, Director

Others identified in attendance:

Sue Blair; Community Resource Services of Colorado, LLC
John Drake
Don Samuels and Marina Larson
John Longhill
David Robbins
David Radlauer
Lisa Mayers, General Counsel
Carlie Barnhart, CW&H Graphics, Signage Consultant

CALL TO ORDER: Director Olbright noted that a quorum of the Board was present, and the meeting was called to order at 2:31 p.m.

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.

APPROVAL OF AGENDA: Director Lewis moved that the Board approve the agenda as presented. Upon a second by Director Sherwood, a vote was taken, and the motion carried unanimously.

MINUTES: The Board reviewed the minutes of the November 19, 2021, meeting. Director Lewis moved to approve the minutes as presented. Upon second by Director Good, vote was taken and motion carried unanimously.

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EXECUTIVE SESSION Director Lewis moved that the Board enter into Executive Session pursuant to Section 24-6-402(4)(e) to enter into contract negotiations with the District's legal counsel.

Upon motion duly made, seconded and unanimously carried, the Board reconvened into General Session at 3:33 p.m.

SIGNAGE PROJECT Carlie Barnhart presented a power point presentation on the proposed signage project. After the presentation, there was a period of questions and answers. The Board and community members thanked Ms. Barnhart for the excellent plan. The Board authorized going to bid on the project. Ms. Barnhart and Ms. Blair will coordinate that effort on behalf of the Board.

NEW WATER METERS Director Sherwood reported that test meters were installed at his home and at Director Olbright's home and they were very pleased with the functions of the meter and the ability to check for leaks and usage at any time. Ms. Blair has contacted CDPHE regarding potential grants that may be available for water meters. Director Lewis moved that the Board approve the proposal, agreeing that all residents will be informed of a \$600.00 fee in 2022 to cover the cost of the meters, and also coordinating the switchover to the new service with CRS. Upon second by Director Sherwood, vote was taken and motion carried unanimously

WELL REHABILITATION Director Olbright reviewed the well rehabilitation report prepared by Leah Wolf, P.E. Additional information will be forthcoming and the project will be brought back for board consideration. The well should be operational by November 1, 2022.

RANCH MANAGER Patrick Flynn reported on Ranch activities over the last few months. He is snowplowing 15 private drives as well as snowplowing the roads.

SHORT TERM RENTALS Director Olbright reported that he understands each rental property has rules enforced by the county. The Ranch Manager needs to be aware of these rules so that if he sees a violation, he would report it to the county. This would not be an enforcement but rather just a true monitoring. The board then provided comments and recommendations to the policy. The board agreed this should be added to the Ranch Manager's responsibilities.

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FINANCIAL ITEMS

Ms. Blair reviewed the current claims presented for payment. Director Good moved that the claims presented be paid. Upon second by Director Sherwood, vote was taken and motion carried unanimously.

Ms. Blair reviewed the District's financial statements for the period ended February 28, 2022 and Cash Position Schedule for the period ended March 10, 2022.

Director Hague would like to know what the savings are to the District in not applying mag chloride, mail boxes, etc.

ACTION ITEMS FROM EXECUTIVE SESSION

Director Lewis and Ms. Blair discussed an effort to add a ballot question on the May 3, 2022 ballot and presented a draft question to the Board. Director Lewis discussed the proposed question noting that it would help fill in the gaps of funding to complete the forestry work. The question proposes imposing a 20 mill increase over a three year period to pay for the project. Director Lewis moved that the Board authorize the District Manager/District DEO to file all required paperwork to add this question to the ballot as presented. Upon second by Director Sherwood vote was taken and motion carried unanimously.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjournment at 5:49 p.m.

Respectfully submitted,



Secretary for the Meeting