

March 20, 2024



WildWing Development Punchlist

1. Irrigation Mainline Relocation and Landscape Repairs: (#1 on Map)

- **Description of Issue:** Relocate the irrigation mainline into the right-of-way and repair (completed) - replace all damaged landscaping within the right-of-way to original conditions/per approved landscape plans.
- **Status Update:** The mainline relocation project was completed in 2023.
- **Next Steps:** Replace all damaged landscaping within the right-of-way to original conditions/per approved landscape plans. WW Development LLC has contracted Mill Brothers Landscape to start Spring 2024 with landscape installation and repairs once the non-potable irrigation system is turned on for the 2024 season.

2. Pocket Park Installation: (#2 on Map)

- **Description of Issue:** Installation of a pocket park per the approved landscape plans OR payment of cash-in-lieu amount to Metropolitan District and forego the installation of the pocket park.
- **Status Update:** WW Development LLC. is still in discussion with the Town of Timnath on the next steps for the missing park requirement and possibly amending the site development plan to forgo installation of the park. The District Board has provided a formal letter to the Town of Timnath supporting the developer's request.
- **Next Steps:** The Town of Timnath and WW Development LLC. will render decisions to the WildWing Metropolitan District board representatives.

3. Tree and Drip System Installation & Replacement: (#3 on Map)

- **Description of Issue:** Installation of trees and drip systems in accordance with the approved site development plan in natural area East of farmhouse association.
- **Status Update:** WW Development LLC. has contracted Mill Brothers Landscape for tree installation and drip installation starting in Spring 2024 when the non-potable irrigation system is turned on.
The scope of work includes:
 - Planting of 22 – 2” caliper deciduous trees with drip irrigation.
 - Planting of 27-6’ tall evergreen trees with drip irrigation.
- **Next Steps:** The missing trees identified will be installed in the spring of 2024 by the WW Development LLC.

4. Phase 4 Acceptance: (#4 on Map)

- **Description of Issue:** Complete Town and Wild Wing Metropolitan District acceptance of development phase 4.
- **Status Update:** WW Developer LLC. to complete punch list of outstanding items and tree replacements as needed in phase 4 before final acceptance process can be executed.
- **Next Steps:** WW Developer LLC. will contract Mill Brothers Landscape to install 14 trees in locations TBD.

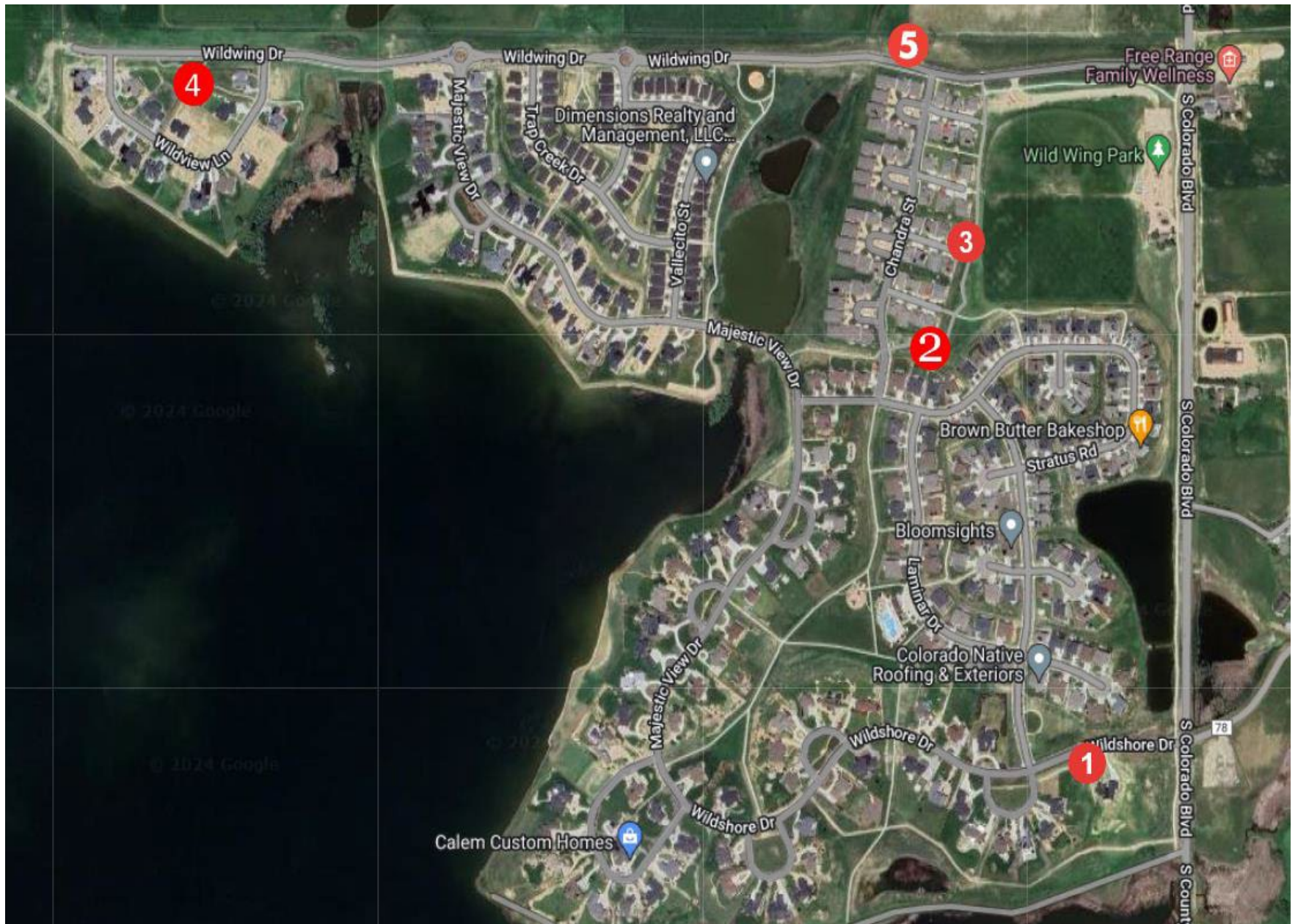
5. Developer Marketing Signs: (#5 on Map)

- **Description of Issue:** Removal of all Developer marketing signs.
- **Status Update:** WW Development LLC. to remove all marketing signs within the district in 2024.
- **Next Steps:** WW Development LLC. has contracted Mill Brothers Landscape; this removal will take place in the spring of 2024.

6. Final Acceptance & Documentation:

- **Description of Issue:** The District will need all related as-builts, plans, and formal documentation for final acceptance of all phases. This includes preparation, execution and filing of all legal documents necessary to transfer all remaining park and open space real estate and the Clyde Smith water right currently held by WW Development LLC. Note: WW Development LLC. will retain established “Director Parcels” for the purpose of Director qualification until such time as the Districts are consolidated or another appropriate solution is established.

- **Status Update:** The status of acceptance still needs decisions from the Town of Timnath
- **Next Steps:** WW Developer LLC. and Town of Timnath coordinate to ensure all projects are completed, and documents, with the assistance of Pinnacle Consulting Group team needed to move forward with acceptance.



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5

2

3

1

Wildwing Dr

Wildview Ln

Wildwing Dr

Wildwing Dr

Majestic View Dr

Trap Creek Dr

Vallecito St

Chandra St

Majestic View Dr

Majestic View Dr

Wildshore Dr

Wildshore Dr

S Colorado Blvd

Dimensions Realty and Management, LLC...

Free Range Family Wellness

Wild Wing Park

Brown Butter Bakeshop

Stratus Rd

Bloomsights

Colorado Native Roofing & Exteriors

Calem Custom Homes

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