

# RECORD OF PROCEEDINGS

## MINUTES OF THE REGULAR MEETINGS OF WILDWING METROPOLITAN DISTRICT NOS. 1-5

HELD  
July 17, 2024

The Regular Meeting of the Wildwing Metropolitan District Nos. 1-5 was held at 4750 Signal Tree Dr. Timnath CO, 80547 and via Zoom and teleconference on Wednesday, July 17, 2024, at 5:30 p.m.

### ATTENDANCE

#### WildWing Metropolitan District No. 1 Directors in Attendance:

John Troka, President/Chairman  
Barbara Shaw, Secretary/Treasurer  
Randall Black, Vice Chair/Asst Secretary/Asst Treasurer  
Steve Lampo, Vice Chair/Asst Secretary/Asst Treasurer

#### WildWing Metropolitan District No. 2 Directors in Attendance:

John Troka, President/Chairman  
Lisa Brown, Secretary/Treasurer  
Randall Black, Vice Chair/Asst Secretary/Asst Treasurer  
Christopher Johnson, Vice Chair/Asst Secretary/ Asst Treasurer (Via Videoconference)

#### WildWing Metropolitan District No. 3 Directors in Attendance:

Barbara Shaw, President/Chairman  
Theresa Zakavec, Secretary/Treasurer  
Matthew Clark, Vice Chair/Asst Secretary/Asst Treasurer  
Monica Chacon-Baucke, Vice Chair/Asst Secretary/Asst Treasurer (Via Videoconference)

#### WildWing Metropolitan District No. 4 Directors in Attendance:

Steve Lampo, President/Chairman  
Marshall Thiesen, Vice President/Asst Secretary  
Stuart Van Greuningen, Secretary/Treasurer

#### WildWing Metropolitan District No. 5 Directors in Attendance:

John Troka, President/Chairman  
Scott O'Brien, Secretary/Treasurer (Via Videoconference)

#### Also in Attendance:

David O'Leary, Esq.; Spencer Fane, LLP  
Tiffany Skoglund, Kevin Mitts, Kieyesia Conaway, Dillon Gamber, Tracie Kaminski; Pinnacle Consulting Group, Inc  
Brendan Campbell and Sarah Bromley; Pinnacle Consulting Group, Inc (Via Videoconference)  
Hannah Shelter; Haynie & Company (Via Videoconference)

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Jim Struble; Northern Water  
Jerry and Kathy Rank; Members of the Public  
Thomas Love, Rebecca, Brian Beil, Marilyn, Brian and Debby Claussen,  
Sandra Black, Garth Hardy; Members of the Public (Via Videoconference)

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### ADMINISTRATIVE ITEMS

Call to Order: The Regular Meeting of the Boards of Directors (collectively, the “Boards”) of the Wildwing Metropolitan District Nos. 1-5 (collectively, the “District”) was called to order by Director Troka at 5:33 p.m.

Coordinated Meetings: The Boards of Directors of the Districts determined to hold coordinated meetings and prepare coordinated minutes of action taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Troka noted that a quorum was present for District Nos. 1-5, with all members of the Boards of Directors present (four out of four Directors in attendance for District No.1, four out of four Directors in attendance for District No. 2, four out of four Directors in attendance for District No. 3, three out of three Directors in attendance for District No. 4, and two of two Directors in attendance for District No. 5). All Board Members confirmed their qualifications to serve on the Boards. Mr. O’Leary noted that notices of potential conflicts of interest for Board Members were filed. Mr. O’Leary advised the Boards that pursuant to Colorado law, certain disclosures by Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Members confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board Members determined that the participation of the members’ present was necessary to obtain a quorum or otherwise enable the Boards to act.

Approval of Agenda: The Boards considered the approval of the agenda. Following review and discussion, upon motion duly made by Director Lampo, seconded by Director Shaw, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as amended to move items V A-V C to after Item II A and item VI B to after item II A.

Public Comment: Kathy Rank addressed the Boards regarding the perimeter fencing around the farmhouse. The residents of the Farmhouse HOA would

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like to have more information regarding painting/staining maintenance and the possibility of the residents taking over the manual labor. The Board noted that this could be a liability issue, Mr. O’Leary noted that he could present the residents of the Farmhouse’s with liability waivers if the property owners wanted to volunteer. The Boards requested that the sub-association submit a formal letter along with the liability waivers to proceed.

Director Comments: There were no Director Comments to come before the Boards.

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### FINANCIAL ITEMS

2023 Audited Financial Statements: Ms. Shelter presented the 2023 Audited Financial Statements for District No. 1 and District No. 5 to the Boards and answered questions. Ms. Shelter reported that the audits received a clean unqualified opinion. Following review and discussion, upon a motion duly made by Director Shaw, seconded by Director Lampo and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2023 Audited Financial Statements for District No. 1 and District No. 5, as presented.

Unaudited Financial Statements: Ms. Kaminski presented the Unaudited Financial Statements for the year-to-date period ending May 31, 2024 to the Board and answered questions. Following review and discussion, upon a motion duly made by Director Shaw, seconded by Director Van Greuningen and upon vote, unanimously carried, it was

**RESOLVED** to approve the Unaudited Financial Statements for the year-to-date period ending May 31, 2024, as presented.

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### 2024 AMENDED BUDGET HEARING

Ms. Kaminski reviewed the proposed amended budgets in detail and answered questions. The proposed amended budgets for the District are as follows:

District No. 1  
Capital Fund: \$4,500,000

District No. 5  
Debt Service Fund: \$19,839,515

Director Troka opened the 2024 Amended Budget Hearing for Wildwing District Nos. 1 - 5. Ms. Skoglund reported that notice of the budget hearing was published on July 10, 2024, in the Coloradoan, in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed.

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Following review and discussion, upon a motion duly made by Director Shaw, seconded by Director Lampo, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolutions to Adopt the 2024 Amended Budgets and appropriate funds for Wildwing Metropolitan District Nos. 1 - 5 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budgets.

### LEGAL ITEMS

Bill of Sale for Sanitary Sewer Improvements in District No. 5: Mr. O’Leary presented the Bill of Sale for Sanitary Sewer Improvements in District No. 5 to the Board and answered questions. Following review and discussion, upon motion duly made by Director O’Brien, seconded by Director Troka, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Bill of Sale for Sanitary Sewer Improvements in District No. 5, as presented.

### CONSENT AGENDA

Mr. Troka reviewed the items on the consent agenda with the Boards. Mr. Troka advised the Boards 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 by Director Shaw, Seconded by Director Van Greuningen, the following items on the consent agenda were unanimously approved, ratified and adopted:

- A. Approval of Minutes – April 9, 2024, Special Meeting and April 17, 2024 Regular Meeting.
- B. Payment of Claims.
- C. Work Orders.

### DISTRICT MANAGER ITEMS

District Mangers’ Report: Ms. Skoglund and Mr. Gamber presented the District Mangers’ Report to the Board and answered questions.

Farmhouse HOA Discussion of Maintenance Metropolitan District Parcel: Director Brown presented the Farmhouse Patios at Wildwing HOA’s proposal for the future maintenance of the Metropolitan District’s parcel that lies within the general boundaries of the Farmhouse Patios at WildWing community to the Boards and answered questions.

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Landscape Committee: Director Brown and Mr. Gamber presented the Landscape Committee Update to the Boards.

Director Troka presented the requests from Mr. and Mrs. Gross to the Board regarding the removal of two trees on District Property that are starting to encroach the resident's view and to be deeded the narrow strip of land owned by the District between their southern fence line and the District's sidewalk.

The Board discussed the request from Mr. and Mrs. Gross to deed a narrow strip of District Property to the landowner. Following discussion, the Board decided this no District Property will be deeded over to Mr. and Mrs. Gross.

Following review and discussion, Director Shaw made a motion to deny remove the two live pine trees from the District's property immediately behind the home of Mr. and Mrs. Gross, as requested. The motion was seconded by Director Zakavec. Upon vote, the motion failed to pass seven to three, with Director Brown, for and Directors Troka, Black, Lampo, Johnson, Clark, Chacon-Baucke and Van Greuningen opposed. Director Theisen abstaining from voting it was

**RESOLVED** to deny the request from Mr. and Mrs. Gross to remove two live pine trees and deed them the District land between the southern fence line and the District's sidewalk, as presented.

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FINANCIAL  
ITEMS CONTINUED

Collection Report: Ms. Kaminski presented the Collection Report to the Boards and answered questions.

District Reserve Analysis Report and O&M Fees: Director Troka and Ms. Kaminski presented the District Reserve Analysis Report and O&M Fees to the Boards and answered questions. Conversation will continue with upcoming 2025 budget discussions, no action taken at this time.

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LEGAL  
ITEMS CONTINUED

District Consolidation Timeline: Director Troka and Mr. O'Leary discussed with the Board the District Consolidation Timeline and answered questions. Following review and discussion, upon motion duly made by Director Shaw, seconded by Director Lampo, and upon vote, unanimously carried, it was

**RESOLVED** to direct Pinnacle Consulting Group Inc. to work closely with Mr. O'Leary to prepare for District Consolidation.

Clyde Smith Reservoir Quitclaim Deed and Discussion of Water and Rights Transfer: Director Troka and Mr. O'Leary presented the Clyde Smith Reservoir Quitclaim Deed and Discussion of Water and Rights Transfer to the Boards and answered questions. Following review and discussion, upon motion duly made by Director Van Greuningen, seconded by Director Shaw, and upon vote, unanimously carried, it was

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**RESOLVED** to approve the Clyde Smith Reservoir Quitclaim Deed, as presented.

Special Warranty Deed necessary to Transfer Parcels and Tracts to the District: Mr. O’Leary presented the Special Warranty Deed necessary to Transfer Parcels and Tracts to the District to the Boards and answered questions. Following review and discussion, upon motion duly made by Director Shaw, seconded by Director Van Greuningen, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Special Warranty Deed necessary to Transfer Parcels and Tracts to the District, as presented.

Easement Agreement Request from NISP Water Pipeline Project for Northern Water: Mr. Struble presented the Easement Agreement Request from NISP Water Pipeline Project for Northern Water to the Boards and answered questions. The board has requested a presentation be given from a representative of the NISP Water Pipeline Project at the District Annual meeting in October. Ms. Skoglund will coordinate with Mr. Struble to ensure this presentation is done in October. No further action taken at this time.

DIRECTOR ITEMS

Director Van Greuningen requested information on when the invasive Russian Olive trees would be cut and removed as they are becoming a problem again, Mr. Gamber noted that this process usually starts in October/November.

OTHER MATTERS

There were no Other Items to come before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Troka, seconded by Director Lampo, and upon unanimous vote, the meeting was adjourned at 8:54 p.m.

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

Respectfully submitted,

  
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Tiffany Skoglund, Recording Secretary for the Meeting