

# RECORD OF PROCEEDINGS

---

## MINUTES OF THE COORDINATED REGULAR MEETINGS OF

WILDWING METROPOLITAN DISTRICT NO. 1  
WILDWING METROPOLITAN DISTRICT NO. 2  
WILDWING METROPOLITAN DISTRICT NO. 3  
WILDWING METROPOLITAN DISTRICT NO. 4  
WILDWING METROPOLITAN DISTRICT NO. 5

HELD  
July 19, 2023

The Coordinated Regular Meeting of the Board of Directors (collectively, "Board") of WildWing Metropolitan District Nos. 1-5 (collectively, "Districts") was held at 4750 Signal Tree Dr. Timnath, CO 80547 and via Zoom and teleconference on Wednesday, July 19, 2023, at 5:30 p.m.

### ATTENDANCE

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

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

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

John Troka, President/Chairman  
Randall Black, Vice Chair/Asst Secretary/Asst Treasurer  
Lisa Brown, Director

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

Barbara Shaw, President/Chairman  
Matthew Clark, Director  
Monica Chacon-Baucke, Director

#### 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, Director

#### Also in Attendance:

David O'Leary, Esq.; Spencer Fane, LLP  
Tiffany Skoglund, Kevin Mitts, Kieyesia Conaway, Brendan Campbell,  
Dillon Gamber; Pinnacle Consulting Group, Inc

## RECORD OF PROCEEDINGS

---

Tracie Kaminski; Pinnacle Consulting Group, Inc (Via Videoconference)  
Shannon Fuller, Auditor; Haynie & Company (Via Videoconference)  
Christopher Johnson, Theresa Zakavee, Phil Baucke, Scott Marlow,  
Diane Marlow, and Mike Snyder; Members of the Public  
Garth \_\_, and various members of the Public (Via Video Conference)

---

### ADMINISTRATIVE ITEMS

The Coordinated Regular Meeting of the Board of Directors of WildWing Metropolitan District Nos. 1, 2, 3, 4, and 5 was called to order by Director Troka at 5:33 p.m. He noted that a quorum was present for WildWing Metropolitan District Nos. 1, 2, 3, 4 & 5. All Board Members also confirmed that prior to the meeting, they had been notified of the meeting and all Board Members confirmed their qualification to serve on the Boards.

---

### COMBINED MEETINGS

The Board of Directors determined to hold a combined meeting of the Districts and to prepare combined 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 actions of all the Districts. Where necessary, action taken by an individual District will be reflected in these minutes.

---

### MEETING NOTICE

Mr. O'Leary reported that Notice of the Coordinated Regular Board Meeting had been properly posted on the District's website at least 24 hours in advance of the meeting. The Notice also included the agenda items.

---

### CONFLICTS OF INTEREST

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.

---

### ADMINISTRATIVE ITEMS

Agenda: The Boards reviewed the agenda. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

## RECORD OF PROCEEDINGS

---

**RESOLVED** to approve the agenda, as amended to move items:

III. A. District Managers' Report, III. B. Landscape Committee, and III.C. Red Barn Easement Agreement Discussion and Approval to after II. A. Review and Consider Approval of 2022 Audited Financial Statements for Districts 1 & 5.

Minutes: The minutes of the April 19, 2023, Regular Meeting were presented. Following review and discussion, and upon motion duly made by Director Shaw, seconded by Director Van Greuningen and, upon vote, it was

**RESOLVED** to approve the minutes of the April 19, 2023, Regular Meeting as amended to edit the language regarding Doug Fair's resignation and edit incomplete sentence on page five as it is not an action item.

Appointment of Board of Directors for District Nos. 1-5: Director Troka Introduced all new Board Members and welcomed them to the Board. Ms. Skoglund introduced potential new Board Members; Chris Johnson for District No. 2 and Theresa Zakavec for District No. 3.

Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Black and, upon vote, it was

**RESOLVED** to appoint Christopher Johnson to serve on the Board of Directors for District No. 2

Following review and discussion, and upon motion duly made by Director Shaw, seconded by Director Chacon-Baucke and, upon vote, it was

**RESOLVED** to appoint Christopher Johnson to Theresa Zakavec to serve on the Board of Directors for District No. 3.

Election of Board Officers District No. 1: Director Troka presented the flow of how all of the Districts work together and answered questions. Following review and discussion, and upon motion duly made by Director Lampo, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to keep the Board Officer Positions as follows:

Board Officers District No. 1:

John Troka, President/Chairman

Steve Lampo, Secretary/Treasurer

Randall Black, Vice Chair/Asst Secretary/Asst Treasurer

Barbara Shaw, Vice Chair/Asst Secretary/Asst Treasurer

## **RECORD OF PROCEEDINGS**

---

Election of Board Officers District No. 2: Director Troka presented the Election of Board Officers for District No.2 and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Black and, upon vote, it was

**RESOLVED** to Elect the Board Officer Positions as follows:  
John Troka, President/Chairman  
Lisa Brown, Secretary/Treasurer  
Randall Black, Vice Chair/Asst Secretary/Asst Treasurer  
Christopher Johnson, Vice Chair/ Asst Secretary/ Asst Treasurer

Election of Board Officers District No. 3: Director Shaw presented the Election of Board Officers for District No. 3 and answered questions. Following review and discussion, and upon motion duly made by Director Shaw, seconded by Director Chacon-Baucke and, upon vote, it was

**RESOLVED** to Elect the Board Officer Positions as follows:  
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

Election of Board Officers District No. 4: Director Lampo presented the Election of Board Officers for District No. 4 and answered questions. Following review and discussion, and upon motion duly made by Director Van Greuningen, seconded by Director Thiesen and, upon vote, it was

**RESOLVED** to Elect the Board Officer Positions as follows:  
Steve Lampo, President/Chairman  
Marshall Thiesen, Vice President/Asst Secretary  
Stuart Van Greuningen, Secretary/Treasurer

Election of Board Officers District No. 5: Director Troka presented the Election of Board Officers for District No. 5 and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director O'Brien and, upon vote, it was

**RESOLVED** to Elect the Board Officer Positions as follows:  
John Troka, President/Chairman  
Scott O'Brien, Secretary/Treasurer

Public Comment: There were no Public Comments to come before the Boards.

## RECORD OF PROCEEDINGS

---

Director Comments: Director Shaw thanked Director Chacon-Baucke for her assistance with email communications on water conservation. Director Troka noted that WW Development LLC continues holding the water right to the shares in Clyde Smith reservoir pending final acceptance of the WildWing community by the District. Director Troka noted the District recently granted an access easement which allows the Cache La Poudre Irrigation Co to cross District lands for the purpose of accessing Timnath reservoir to maintain the shoreline. Director Troka strongly encouraged all residents to be good neighbors and members of the community and not place any items on reservoir property. Director Troka noted that if this problem continues then the irrigation company may put a fence up around the Timnath reservoir property and restrict access from the WildWing community. Director O'Brien noted that there is a lot of barbed wire and clean up that needs to be done around the reservoir. His family spent a day pulling weeds and debris out of the reservoir and talked to the rangers working on the reservoir who quoted "we do not care about the north side of the reservoir." Director Black noted that the fence currently along the lake is District property and residents are taking slots out to access the lake, communication needs to go out about ending this issue.

---

### FINANCIAL ITEMS

Approval of 2022 Audited Financial Statements for District Nos. 1 & 5: Shannon Fuller, Auditor with Haynie & Company, presented the 2022 Audited Financial Statements for District Nos. 1 & 5 to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to approve the 2022 Audited Financial Statements for District Nos. 1 & 5.

---

### MANAGEMENT AND OPERATIONAL MATTERS

District Managers Report: Ms. Skoglund and Mr. Gamber presented the District Managers Report and answered questions.

Appointment of Chairperson and Board Liaison for Landscape Committee: Director Troka discussed the appointment of a Chairperson and Board Liaison for the Landscape Committee and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Chacon-Baucke and, upon vote, it was

**RESOLVED** to appoint Lisa Brown as the Chairperson and Board Liaison of the Landscape Committee.

## RECORD OF PROCEEDINGS

---

Landscape Committee Report: There was no Landscape Committee report to present to the Board at this time.

Approval of Red Barn Easement Agreement: Director Troka presented the Red Barn Easement Agreement to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to approve the Red Barn Easement Agreement and authorize the District consultants to finalize and coordinate execution copies and updates to the District and management.

FINANCIAL ITEMS  
CONTINUED

Ratification of 2022 Audit Exemption for District Nos. 2-4: Director Troka presented the 2022 Audit Exemptions for District Nos. 2-4 to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to ratify the 2022 Audit Exemptions for District Nos. 2-4.

Ratification of Claims presented for Payment: Ms. Kaminski presented the Claims presented for payment to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to ratify the claims presented for payment.

Approval of Unaudited Financial Statements for the period ending May 31, 2023: Ms. Kaminski presented the Unaudited Financial Statements for the period ending May 31, 2023 to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Lampo, seconded by Director Black with Director Shaw opposed and, upon vote, it was

**RESOLVED** to approve the Unaudited Financial Statements for the period ending May 31, 2023 and use the surplus balance in the District No. 1 Debt Service Fund to pay down the outstanding capital note with WW Development LLC and retain \$25,000.00 in reserves for future repair and maintenance of the pressurized sewer line in District No. 5. Payment to the developer would be contingent on Developer's acceptance of the stipulation that all monies paid would be applied to the outstanding principal balance. Director Shaw noted that residents in District No. 5 need a clear explanation regarding the reserve for their District.

## RECORD OF PROCEEDINGS

---

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

Reserve Study Update: Ms. Kaminski presented the Reserve Study Update to the Boards and answered questions.

Update on District No. 5 Refinance: Mr. Campbell presented the proposed summary of the proposed District No. 5 bond refinancing and capital note summary to the Boards and answered questions.

Approval of Bond Underwriter, Financial Consultants and Bond Counsel: Mr. Campbell presented the Bond Underwriter proposals and initial options under consideration to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Chacon-Baucke, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to approve moving forward with the process with the Bond Underwriter, Bond Counsel and Financial Consultants needed to coordinate the refinancing of the District Bonds and capital obligations.

Appointment of Bond Underwriter Sub Committee: Mr. Campbell presented the Bond Underwriter Sub Committee to the Boards and answered questions. Following review and discussion, and upon motion duly made by Director Troka, seconded by Director Shaw and, upon vote, it was

**RESOLVED** to appoint Director Shaw and Director Lampo to serve as the District's Finance Sub-Committee for evaluation and selection of consultants for the matters needed to coordinate a proposal for the refinancing of the District's existing bonds and other indebtedness. Once selected, the sub-committee will work to engage the consultants needed for the re-financing team.

\_\_\_\_\_

LEGAL ITEMS

There were no additional Legal Items to come before the Boards.

\_\_\_\_\_

BOARD MEMBER/  
OTHER ITEMS

There were no Board Member/Other Items to come before the Boards.

\_\_\_\_\_

ADJOURNMENT

There being no further business to come before the Boards at this time, the meeting was adjourned at 8:38 p.m.

## RECORD OF PROCEEDINGS

---

The foregoing minutes constitute a true and correct copy of the minutes of the above reference meeting and was approved by the Boards of Directors of WildWing Metropolitan District Nos. 1-5.

Respectfully submitted,

  
Kieyesia Conaway, Recording Secretary