

**RESOLUTION
BOARD OF DIRECTORS
WILLOW BROOK METROPOLITAN DISTRICT**

**RESOLUTION ADVOCATING THAT THE VOTERS VOTE YES
TO APPROVE THE DISTRICT'S REQUEST FOR A TAX INCREASE
AND DEBT AUTHORIZATION DURING THE
MAY 6, 2025 ELECTION**

WHEREAS, the Willow Brook Metropolitan District ("*District*") is a political subdivision of the State of Colorado, organized to provide water, roads, park and recreation, and other services ("*Services*") to the residents and properties within its jurisdiction;

WHEREAS, the Ruby Ranch community (*the "Community"*) is wholly located within the boundaries of the District;

WHEREAS, in light of rising operational costs and costs relating to the Lowe Easement issues ("*Lowe*"), all of which are contributing to funding shortfalls within the District, the District requires additional revenue to help maintain services provided by the District and for continuing efforts on behalf of the District's property owners and residents relating to Lowe;

WHEREAS, the District's Board of Directors ("*Board*") adopted a Resolution directing that the District ask its citizens to approve tax increase and bond authorization questions during the regular District election to be held on May 6, 2025 ("*Election*").

WHEREAS, the Colorado Fair Campaign Practices Act, C.R.S. § 1-45-117(1)(b), expressly allows the Board to adopt a Resolution advocating that voters approve the District's request for a tax increase and debt authorization during the Election; and

WHEREAS, the Board has determined it is important to the health, safety, and welfare of the citizens to whom it provides essential services that the Board adopt this Resolution **urging all eligible voters to VOTE YES to APPROVE the District's tax increase and debt authorization at the Election.**

NOW, THEREFORE, be it resolved by the Board of the District that:

1. The District was organized in 1957 as a water and sanitation district, and in 1979 was converted to a metropolitan district providing essential services to the residents and property owners within the District. The District is managed by five elected officials who have a fiduciary responsibility to manage the Community roads, water system, wildfire mitigation, meadows, and infrastructure to ensure the long-term sustainability of the Community.
2. During the summer of 2024, it came to the District's attention that the Town of

Silverthorne (the “Town”) and Summit County (the “County”) were under contract to buy the Lowe Estate property on the north side of the Community, between the Community and the Willowbrook neighborhoods. The Lowe Estate includes a 1915 access easement along our Tract K, which raised serious concerns that the Town and the County could create a trail from Smith Ranch into the Eagles Nest Wilderness over District property. The acquisition raised further concerns that the Lowe Property could be developed to include housing or parking along District's north boundary.

3. This change in ownership and use of the Lowe property presents a major threat to our local wildlife. Portions of the Community act as is a natural buffer between Silverthorne’s urban development and the public lands that surround the Community. Many within the Community have seen firsthand the decline in our elk population, which has dropped from over 100 to fewer than 30 in recent years due to increasing development pressures. The Community is also home to moose, lynx, and other threatened or endangered species that would be harmed by change in use of the Lowe property.
4. The District board believes its land stewardship duties obligate it to take all reasonable steps to protect the natural beauty of the Community, including taking steps to protect its wildlife habitats.
5. To protect our property rights and preserve the open space within the Community, which includes habitat for local wildlife, the District took decisive action in 2024. Among other things, the District:
 - Engaged legal counsel and a public relations firm to represent our interests in dealing with the County and Silverthorne;
 - Developed alternative conservation and trail plans and formally submitted them to Town and County representatives;
 - Proposed a three-way intergovernmental agreement with the Town and the County to secure permanent protection of this land, including contributing 1/3 of the funds to preserve the Lowe estate as open space; and
 - Negotiated a memorandum of understanding with the Town to set a framework for future actions.

Despite its best efforts, the District was unsuccessful in securing the long-term protections it sought. However, this process required significant unplanned expenditures on legal and public affairs support, fencing, relocating of an emergency access gate, wildlife biologist, landscape and urban planning, mapping, surveying and administrative costs which totaled about \$110,000. The District does not have a large budget for these sorts of expenses and paid for these efforts from the District’s general reserve fund.

The District is now developing long-term plans to protect our legacy and the natural beauty and open space of the Community. The plans are intended to restore the District's reserves and to ensure it can fund future efforts. The Board plans to place two ballot questions before voters in the upcoming May 2025 election:


- A. Tax Authorization Measure. This would allow the District to raise revenue for the next five years to cover (1) past legal expenses and (2) support ongoing land

stewardship efforts relative to the Lowe property. The tax rate will be adjusted each year as needed to minimize financial burden on owners.

- B. A Short-Term Borrowing Measure. Since new tax revenues would not be available until 2026, this measure would allow the District to borrow against future revenues to ensure that our conservation plans can move forward without delay.
6. Despite conscientious spending of taxpayer money, the impact of upward spiraling costs and the Lowe property issue are outpacing revenue has put the District in a position in which **continuing without increased tax funding could significantly compromise the level of services the District is able to provide to the Community now and in the future.**
7. The District's tax increase proposal amounts to an additional increase of approximately 14 mills being imposed by the District based on the current assessed valuation, which equates to approximately \$900 per \$1,000,000 in actual value per residence.
8. If successful, **the District will use the tax revenues to support its most critical operational needs, and to develop long-term plans to protect our legacy and the natural beauty and open space of the Community. The plans are intended to restore the District's reserves and ensuring it can fund future efforts.**
9. Additionally, the tax increase would diversify the District's revenue sources, helping create budgetary resiliency, and mitigate against property tax instability caused as the result of fluctuating property values and legislative changes.
10. The Board is committed to conscientious and responsible spending of taxpayer dollars, and it would not consider asking its citizens to assume an additional tax burden if it were not essential.

For all of the foregoing reasons, the Board urges voters to VOTE YES and APPROVE the District's tax increase and debt authorization ballot issues during the May 6, 2025 election.

ADOPTED AND APPROVED this 6th day of March, 2025 by the Board of Directors of the Willow Brook Metropolitan District.

Signed by:


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EJ Olbright, President

ATTEST:

Signed by:



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C. Randall Lewis, Director

** BALLOT ISSUES NEXT PAGE **

THE BALLOT ISSUES

SHALL WILLOW BROOK METROPOLITAN DISTRICT TAXES BE INCREASED BY \$150,000 ANNUALLY FOR COLLECTION IN 2026, 2027, 2028, 2029, AND 2030, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES, WITHOUT LIMITATION AS TO RATE OR AMOUNT OR ANY OTHER CONDITION, OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S LEGAL, LITIGATION, CONSULTING, ENGINEERING, AND OTHER SIMILAR EXPENSES, WHICH CAN BE COMBINED WITH OTHER LEGALLY AVAILABLE REVENUE OF THE DISTRICT FOR SUCH PURPOSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT FOR SUCH EXPENSES INCURRED IN FISCAL YEARS 2024, 2025, 2026, 2027, 2028, 2029, AND 2030 AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S., IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES:_____ NO:_____

SHALL WILLOW BROOK METROPOLITAN DISTRICT DEBT BE INCREASED BY \$750,000, WHICH MAY BE ISSUED IN ONE OR MORE SERIES OF DEBT, WITH A REPAYMENT COST OF \$5,407,186; AND SHALL WILLOW BROOK METROPOLITAN DISTRICT TAXES BE INCREASED BY \$270,360 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF SUCH DEBT AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, REIMBURSING, FINANCING OR REFINANCING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, IRRIGATION FACILITIES, LAKES, WATER BODIES, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 18% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND PERIODICALLY AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, IN ONE SERIES OR MORE, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS, ALL OF THE ABOVE AS DETERMINED BY THE DISTRICT; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS

MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL TAX INCREASE SET FORTH ABOVE OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2025 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

YES:_____ NO:_____