

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WILLOW BROOK METROPOLITAN DISTRICT HELD FEBRUARY 17, 2023

ATTENDANCE: The regular meeting of the Board of Directors of the Willow Brook Metropolitan District was called and held on Friday, February 17, 2023, at 2:30 p.m. via teleconference and in person at The Gate House, 524 Ruby Road, Silverthorne, Colorado, 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
Jim Hahn, Director

Others in attendance:

Sue Blair and Marcos Pacheco; Community Resource Services of Colorado, LLC
Jim Nielsen, Ranch Manager
John Drake
Nan Anderson
David Anderson
Carl Oppedahl
Cathi Wingate
David Novak
David Radlauer
David Robbins
Eric Olsen
Jennifer Olsen
Joey Kraft
Jon Rovick
Marina Larson
Don Samuels

CALL TO ORDER: Director Olbright noted that a quorum of the Board was present, and the meeting was called to order at 2:33 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.

RECORD OF PROCEEDINGS

PUBLIC COMMENT Mr. Samuels asked for an update on Tract K from legal regarding land use. Director Lewis responded with the update that a policy is being drafted and legal is working on other documentation. Mr. Samuels asked if legal was comfortable to take care of the RROA. Mr. Robbins thanked Mr. Nielsen for the incredibly professional job done on the roads.

APPROVAL OF AGENDA: Director Lewis moved to add the discussion of the purchase of a loader, gate, and election update. Upon second by Director Olbright, vote was taken and motion carried unanimously. Director Hahn will be added to the checking account as a signer.

MINUTES: The Board reviewed the minutes of the December 2, 2022, meeting. Director Hahn motioned to approve the minutes as presented. Upon second by Director Lewis, vote was taken, and the motion carried unanimously.

ELECTION APPROVED PROJECTS: Director Olbright updated the Board stating that the goal for the mailbox and trash enclosure project is to price it in March and build in April. Ms. Anderson provided an update, and Mr. Anderson provided an overview of the drawings. They have been in contact with USPS and Waste Management to maintain necessary compliance. Director Olbright stated that anyone having questions referring to the project to contact Mr. Nielsen. The Board received answers and clarifications from Mr. and Ms. Anderson regarding the project, then the public presented questions and comments. A final project and proposed cost will be brought forward at a future meeting.

FINANCIALS/ ADMINSTRATIVE ITEMS: Ms. Blair discussed the May 2, 2023 election and updated the Board that four self-nominations have been received for three seats. The potential cost of an independent mail ballot election, including paper and publication costs, could be in the range of \$20,000.

Ms. Blair presented the financial statements and cash position. The Board accepted the financial statements as presented, and upon motion duly made by Director Lewis and seconded by Director Sherwood, the financials were approved as presented.

Ms. Blair requested that the Board ratify the payment and easement agreement relating to the well site on the Wherry property. Director

RECORD OF PROCEEDINGS

Lewis moved to approve the ratification of the payment and agreement for the well easement for Wherry residence. Upon a second by Director Good, a vote was taken and the motion carried unanimously.

WATER SYSTEM UPDATE:

GWUDI/CDPHE: Director Olbright provided an update on the well project and the concerns around shallow wells. The engineer will be assisting to ensure compliance. The goal for the project completion will be 4th quarter 2023.

PROJECT UPDATES:

Meter Installation: Director Sherwood reported on the water meters that will need to be replaced due to their age. Director Sherwood researched the necessary steps for this to take place. The District will need to adopt new rules and regulations regarding ownership of the meters, etc.. Director Sherwood provided next steps upon approval of the new rules and regulations. CRS was directed to provide a 30-day notice to the owners that the rules and regulations will be discussed and possibly adopted at the June regular meeting of the Board. Director Olbright asked for questions or comments on the proposed new meters. No comments were received

DIRECTORS ITEMS: Ranch Manager's Report:

Gate: It has been reported the last piece of steel was delivered on Friday, February 17, 2023, to be completed and installed the week of February 21, 2023, and to be operable the week of February 28, 2023.

Snow plowing: Mr. Nielsen has been busy with snow plowing and in is taking water operator classes and continues to work toward certification.

Front End Loader: The Town of Silverthorne is interested in selling a front end loader. Pictures and specs of the loader. The purchase price I \$120,000. The use of the equipment was discussed in detail along with the pros/cons of purchasing the loader. The Board discussed funding options and other cost items. The public had questions that were answered by the Board. Director Lewis and Ms. Blair are to work together on a purchase plan.

OTHER BUSINESS:

There was none.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 4:15 p.m.

RECORD OF PROCEEDINGS

Respectfully submitted,

Joe Blaw

Secretary for the Meeting