

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COORDINATED REGULAR MEETING OF

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

February 22, 2022

The Coordinated Regular Meeting of the Boards of Directors (collectively, “Board”) of Trailside Metropolitan District No. 1, Trailside Metropolitan District No. 2, Trailside Metropolitan District No. 3, Trailside Metropolitan District No. 4, and Trailside Metropolitan District No. 5 (collectively, “Districts”) was held via videoconference, on Tuesday, February 22, 2022, at 1:30 p.m.

### ATTENDANCE

#### Directors in Attendance:

Patrick McMeekin, President & Chairman  
Landon Hoover, Secretary/Treasurer  
Kara Hoover, Vice Chair & Asst. Secretary/Treasurer

#### Directors Absent, but Excused:

Gary Hoover, Vice Chair & Asst. Secretary/Treasurer

#### Also in Attendance:

David O’Leary, Esq.; Spencer Fane, LLP  
Ryan Abbott, Andrew Kunkel, Christy McCutchen, Brendan Campbell, Tracie Kaminski, Jason Woolard, Doug Campbell, and Adam Brix; Pinnacle Consulting Group, Inc.  
Taralee Jackson; Hartford Homes  
Adam LeFevre; resident of the District.

### ADMINISTRATIVE ITEMS

The Coordinated Regular Meeting of the Board of Directors of Trailside Metropolitan District Nos. 1, 2, 3, 4, and 5 was called to order by Director McMeekin at 1:32 p.m. He noted that a quorum was present for each of the Boards, with three out of four members in attendance. There is one vacancy on the Boards. 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 Boards of Directors determined to hold joint meetings of the Districts and to prepare joint 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 action of all the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

# RECORD OF PROCEEDINGS

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Meeting Notice: Mr. O’Leary reported that Notice of the 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 all Board Members were filed, disclosing potential conflicts as all Board Members are associated with Trailside Development, LLC, the primary landowner and developer within the District. 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 Member present 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.

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## AGENDA

The Boards reviewed the agenda. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover, and upon vote, it was

**RESOLVED** to approve the agenda, as presented.

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## APPROVAL OF MINUTES

The minutes of the October 26, 2021 Regular Board Meeting were presented and reviewed. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to approve the minutes of the October 26, 2021 Regular Board Meeting, as presented.

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## CITIZEN PARTICIPATION

There was no Citizen Participation.

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## FINANCIAL ITEMS

Payment of Claims: The Boards considered the Payment of Claims for period ending February 14, 2022 in the amount of \$43,174.30.

**RESOLVED** to ratify the Payment of Claims for period ending February 14, 2022 totaling \$43,174.30.

Financial Report: The Boards considered the unaudited Financial Statements for the period ending December 31, 2021.

# RECORD OF PROCEEDINGS

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## LEGAL ITEMS

Mr. O’Leary addressed the Boards and provided an overview of the process for appointing interested candidates to the Board noting there is one interested candidate to fill the vacancy on the Boards. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to Appoint Mike Welty to the Board of Directors.

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## CAPITAL MANAGER ITEMS

Status of Asset and Capital Acceptance: Mr. Woolard reviewed the asset and capital acceptance timeframe with the Boards and answered questions.

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## DISTRICT MANAGER ITEMS

Pool Discussion: Mr. Campbell reviewed the status of the Pool with the Boards and answered questions.

Splash Pad Discussion: Mr. Campbell reviewed the status of the Splash Pad with the Boards and answered questions.

Contract Modifications Report: Mr Abbott requested ratification of the Contract Modifications. Following review and discussion, upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, it was

**RESOLVED** to ratify the Contract Modifications Report.

Management Report and District Matters: Mr. Abbott reviewed the Management Report with the Boards and answered questions. Director McMeekin requested that management implement a plan for active communication with the residents regarding native areas and mowing.

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## BOARD MEMBER ITEMS

There were no Board Member Items brought before the Board.

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## OTHER ITEMS

There were no Other Items brought before the Boards.

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## RECORD OF PROCEEDINGS

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### ADJOURNMENT

Upon motion duly made by Director L. Hoover, seconded by Director K. Hoover and, upon vote unanimously carried, the meeting was adjourned at 1:58 p.m.

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

Respectfully submitted,

  
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Kieyesia Conaway, Recording Secretary