

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

ANTHOLOGY WEST METROPOLITAN DISTRICT
NOS. 2-6

Held: Wednesday, November 15, 2023, at 11:00 a.m. held
at via Zoom Teleconference

Attendance

The meeting referenced above was called and held in
accordance with the applicable statutes of the State of
Colorado. The following directors were in attendance:

Joe Knopinski, District Nos. 2-4 & 6
Kurtis Williams, District Nos. 2-4 & 6
Michael Drennan, District No. 4
Marilyn Hazel, District No. 4
Cindy Myers, District No. 5
Skyler Hager, District No. 5
Eric Barney, District No. 5

Also present were: Trisha K. Harris, Esq., White Bear
Ankele Tanaka & Waldron, Attorneys at Law, District
General Counsel; Cathy Hamilton, Simmons & Wheeler,
District Accountants; Mark Eames, PCMS; and Rosie
Andersen, Mark Hensley and Nash Verano, members of
the public.

**Call to Order/Declaration of
Quorum**

Ms. Harris noted that a quorum of each of the Boards was
present and therefore called the meeting to order at 11:05
a.m.

Director Disclosures

Ms. Harris advised the Boards that, pursuant to Colorado
law, certain disclosures might be required prior to taking
official action at the meeting. Ms. Harris reported that
disclosures for those directors with potential or existing
conflicts of interest were filed with the Secretary of State's
Office and the Boards at least 72 hours prior to the
meeting, in accordance with Colorado law, and those
disclosures were acknowledged by the Boards. Ms. Harris
noted that a quorum of each Board was present and
inquired into whether members of the Boards had any
additional disclosures of potential or existing conflicts of
interest with regard to any matters scheduled for discussion
at the meeting. No additional disclosures were noted. The

Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda

Ms. Harris presented the Boards with the proposed agenda for the meeting. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the agenda, as amended.

Public Comment

None.

Consent Agenda

Ms. Harris reviewed the items on the consent agenda with the Boards. Ms. Harris advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- Minutes of July 19, 2023 Regular Meeting
- 2022 Annual Report

Director Matters

Consider Appointment of Director for District No. 2

The Board of District No. 2 engaged in a general discussion regarding the Appointment of Directors.

Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously appointed Rosanna Andersen to the Board of Directors. Her Oath of Office was administered.

Consider Appointment of Officers for District No. 2

The Board of District No. 2 engaged in a general discussion regarding the Appointment of Officers.

Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously appointed Rosanna Andersen to the position of Assistant Secretary, with the rest of the positions remaining as slated.

Consider Appointment of Directors for District No. 5

The Board of District No. 5 engaged in a general discussion regarding the Appointment of Directors.

Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously appointed Nash Verano and Mark Hensley to the Board of Directors. Their Oaths of Office were administered.

Consider Appointment of Officers for District No. 5

The Board of District No. 5 engaged in a general discussion regarding the Appointment of Officers.

Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously appointed Cindy Myers as President, Mark Hensley as Treasurer, Eric Barney as Secretary, and Nash Verano and Skyler Hager as Assistant Secretaries.

Consider Appointment of Officers for District No. 4 (*added*)

The Board of District No. 4 engaged in a general discussion regarding the Appointment of Officers.

Following discussion, upon a motion duly made and seconded, the Board of District No. 4 unanimously appointed Marilyn Hazel to the position of Assistant Secretary, with the rest of the positions remaining as slated.

Administrative Matters

Consider Adoption of 2024 Joint Annual Administrative Resolution

Ms. Harris presented the 2024 Joint Annual Administrative Resolution to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously adopted the resolution subject to revisions to the officer positions as determined previously in the meeting.

Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Consider Approval and Authorization to Bind Coverage

The Boards reviewed the current general liability schedule and limits. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the general liability schedule subject to increasing the crime coverage to \$100,000 for each District and authorized legal counsel to bind coverage.

Consider Approval of Workers' Compensation Coverage with Colorado Special Districts Property and Liability Pool

The Boards reviewed the Workers' Compensation Coverage with the Colorado Special Districts Property and Liability Pool. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the Workers' Compensation Coverage.

Discuss and Consider Approval of 2024 Extension to Support Services Agreement between District No. 6 and PCMS

The Board of District No. 6 discussed continuing to engage PCMS in a limited role of oversight of maintenance and operations of the pool and clubhouse by the HOA. Following discussion, upon a motion duly made and seconded, the Board of District No. 6 unanimously determined to establish a committee of Director Knopinski and Director Drennan to work on a scope of work and agreement with PCMS, not to exceed an annual

compensation of \$10,000 and authorized Director Knopinski to execute the same.

Legal Matters

Discuss Regarding District Restructuring

Ms. Harris discussed the restructuring of the Districts and the option of District No. 3 conveying the pool and clubhouse to District Nos. 2, 4, & 5 in common, with an operating agreement in place between those Districts relative to the operation and maintenance of the pool and clubhouse, with the agreement with the HOA remaining in place. Director Drennan expressed concerns about District No. 5 not having any residents on the Board yet. Director Knopinski, Director Drennan and a District No. 5 Board member are to work together to plan a community meeting to discuss and then work on moving forward with the restructuring.

Financial Matters

Review and Approval of Financial Statements and Claims

Ms. Hamilton presented the financials to the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously accepted the financials.

Ms. Hamilton presented the claims to the Board of District No. 6. Following discussion, upon a motion duly made and seconded, the Board of District No. 6 unanimously ratified the claims.

Conduct Public Hearings on 2023 Budget Amendments (District No. 2)

Director Knopinski opened the public hearing on the 2023 Budget Amendment. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolutions Amending 2023 Budgets (District No. 2)

Ms. Hamilton reviewed the Resolution Amending the 2023 Budget with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board of District No. 2 unanimously adopted the resolution amending the General Fund to \$25,000 and the Debt Service Fund to \$110,000.

Conduct Public Hearings on 2023 Budget Amendments (District No. 4)

Director Knopinski opened the public hearing on the 2023 Budget Amendment. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections were received prior to the

meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolutions Amending 2023 Budgets (District No. 4)

Ms. Hamilton reviewed the Resolution Amending the 2023 Budget with the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board of District No. 4 unanimously adopted the resolution amending the General Fund to \$100,000.

Conduct Public Hearings on 2023 Budget Amendments (District No. 5)

Director Myers opened the public hearing on the 2023 Budget Amendment. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolutions Amending 2023 Budgets (District No. 5)

Ms. Hamilton reviewed the Resolution Amending the 2023 Budget with the Board of District No. 5. Following discussion, upon a motion duly made and seconded, the Board of District No. 5 unanimously adopted the resolution amending the General Fund to \$40,000, Debt Service Fund to \$236,000 and the Capital Projects Fund to \$1,704,755.

Conduct Public Hearings on 2024 Budget (District No. 2)

Director Knopinski opened the public hearing on the proposed 2024 Budget. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolutions Adopting 2024 Budgets, Imposing Mill Levies and Appropriating Funds (District No. 2)

Ms. Hamilton reviewed the 2024 Budget Resolution with the Board of District No. 2. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying the mill levies as shown in the 2024 Budget, subject to adjustment upon receipt of final assessed valuation.

Conduct Public Hearings on 2024 Budget (District No. 3)

Director Knopinski opened the public hearing on the proposed 2024 Budget. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolutions Adopting 2024

Ms. Hamilton reviewed the 2024 Budget Resolution with the Board of District No. 3. Following discussion, upon a

Budgets, Imposing Mill Levies and Appropriating Funds (District No. 3)	motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying the mill levy as shown in the 2024 Budget, subject to adjustment upon receipt of final assessed valuation.
Conduct Public Hearings on 2024 Budget (District No. 4)	Director Knopinski opened the public hearing on the proposed 2024 Budget. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.
Consider Adoption of Resolutions Adopting 2024 Budgets, Imposing Mill Levies and Appropriating Funds (District No. 4)	Ms. Hamilton reviewed the 2024 Budget Resolution with the Board of District No. 4. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying the mill levies as shown in the 2024 Budget, subject to receipt of final assessed valuation.
Conduct Public Hearings on 2024 Budget (District No. 5)	Director Myers opened the public hearing on the proposed 2024 Budget. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.
Consider Adoption of Resolutions Adopting 2024 Budgets, Imposing Mill Levies and Appropriating Funds (District No. 5)	Ms. Hamilton reviewed the 2024 Budget Resolution with the Board of District No. 5. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget, appropriating funds therefor and certifying the mill levies as shown in the 2024 Budget, subject to adjustment upon receipt of final assessed valuation.
Conduct Public Hearings on 2024 Budget (District No. 6)	Director Knopinski opened the public hearing on the proposed 2024 Budget. Ms. Harris noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.
Consider Adoption of Resolutions Adopting 2024 Budgets, Imposing Mill Levies and Appropriating Funds (District No. 6)	Ms. Hamilton reviewed the 2024 Budget Resolution with the Board of District No. 6. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2024 Budget and appropriating funds therefor as shown in the 2024 Budget,.

Discussion of Developer Funding The Boards discussed the need for a developer advance related to a shortage in operations and maintenance revenue coming from District No. 5. The requested amount was reduced to \$20,000. Ms. Harris will reach back out to the Anthology Recovery Acquisition and will continue discussion with them and Century.

Review and Consider Engagement Letters for 2023 Audit Preparation Ms. Hamilton reviewed the engagement letters for the preparation of the 2023 Audits with the Boards. Following discussion, upon a motion duly made and seconded, the Boards unanimously approved the engagement letters.

Other Matters

Discussion of HOA Funding Request for Clubhouse Expenses The HOA has presented a request for funding for new clubhouse lighting. Following discussion, upon a motion duly made and seconded, the Board of District No. 6 unanimously authorized Director Drennan to review the request and make a decision.

Adjourn There being no further business to come before the Boards and upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 1:00 pm.

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

The foregoing minutes were approved on February 21, 2024, by the Boards of Directors of District Nos. 2-6.

Kurtis Williams
Kurtis Williams (Feb 22, 2024 09:15 MST)

Secretary for Anthology West Metropolitan District Nos. 2-6