

ANTHOLOGY WEST METROPOLITAN DISTRICT NOS. 2–6 UPDATE ON DISTRICT RESTRUCTURING PLAN

As a homeowner in the Anthology West community, you have previously been informed that Anthology West Metropolitan Districts Nos. 2 through 6 are exploring a restructuring plan that will allow for transition of the community assets from developer to residential control and to simplify the overall governance structure of the Districts.

One goal is to transfer the ownership and maintenance of the pool and clubhouse into a centralized entity called the Anthology West Community Authority. This Authority would be composed of Districts Nos. 2, 4, and 5, and its formation would allow for the dissolution of Districts Nos. 3 and 6. The intent is for the Authority to coordinate with the Anthology West Master Homeowners Association (the “HOA”) to ensure that all homeowners — including those who are members of the HOA but do not live within one of the Districts — retain access to the pool and clubhouse. To that end, and in response to the comments and concerns raised at the community forum held on April 9, 2025, the Districts have continued discussions with the HOA. As a result, the following proposal is being considered:

- The restructuring of the Districts will move forward, including the formation of the Authority and the approval for the dissolution of District Nos. 3 and 6.
- Ownership of the pool and clubhouse will be transferred from District No. 3 to the Authority. This transfer will be contingent on the Authority and the HOA entering into a mutually agreed-upon arrangement under which the HOA will continue to assess fees and operate and maintain the pool and clubhouse, as it has in the past, with oversight by the Authority. This resolves the issue of access to the pool and clubhouse and the contribution to the costs from those owners that are within the HOA, but not within any of the Districts.
- For the next five years, the costs of operating and maintaining the pool and clubhouse will continue to be funded through HOA assessments. This period will allow the HOA to evaluate any necessary capital improvements and to build appropriate reserve funds for those improvements.
- During this time, the agreement will be contingent upon the HOA adhering to the terms of the agreement, including proper maintenance and providing periodic reports to the Authority relative to the maintenance and operation of the pool and the clubhouse.
- At the end of the five years, the pool and clubhouse could be conveyed to the HOA as provided for in the agreement between the parties, as long as the HOA has established a reasonable reserve fund for future capital improvements, and the HOA has adhered to its other obligations under the agreement described above.

As discussed at the community forum, approval from the Town of Parker is required for various aspects of the overall restructuring plan. The Districts were originally scheduled to appear before the Town Council on May 5, 2025, to request the necessary approvals. However, at that meeting, the Districts will instead request a continuance to the May 19, 2025, Town Council meeting. Accordingly, no approvals will be considered on May 5. If the continuance is granted, all related items will be placed on the agenda for consideration at the May 19, 2025, Town Council meeting.