

MINUTES OF A JOINT SPECIAL MEETING OF THE
BOARDS OF DIRECTORS

OF

ANTHOLOGY WEST METROPOLITAN DISTRICT
NOS. 2-6

Held: Wednesday, December 10, 2025, at 3:00 p.m. held
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 (for a portion of the meeting)

Michael Drennan, District No. 4

Martha Griffenberg, District No. 4

Dave Huffman, District No. 4

Cindy Myers, District No. 5 (for a portion of the meeting)

Mark Hensley, District No. 5

Cameron Turner, District No. 5 (for a portion of the meeting)

Also present were Trisha K. Harris, Esq., WBA, PC, District General Counsel; Cathy Hamilton, Simmons & Wheeler, District Accountant; Justin Janca, Public Alliance, District Manager; Andrew Wheeler and Matt Chorske, DA Davidson.

Call to Order/Declaration of Quorum

Ms. Harris noted that a quorum of each of the Boards of District Nos. 2-4, and No. 6 was present and therefore called the meeting to order at 3:06 p.m. A quorum for District No. 5 was present at 3:13 p.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

Mr. Knopinski presented the Boards with the proposed agenda for the meeting. After consideration, upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Boards of Districts Nos. 2-4 and No. 6 approved the agenda as presented. Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the Board of District No. 5 approved the agenda as presented.

Director Appointment for District 4

The Board of District No. 4 entered into discussion regarding appointing a Director to District No. 4. No action was taken.

Public Comment

None.

Consent Agenda

Mr. Knopinski reviewed the items on the consent agenda with the Boards. Mr. Knopinski advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the following items on the consent agenda were approved, ratified and adopted by District Nos. 2-4 and No. 6. Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the following items on the consent agenda were approved, ratified and adopted by District No. 5:

- Approval of Minutes of July 16, 2025 Annual and Joint Special Meetings
- Ratification of the 2024 Consolidated Annual Report

Financial Matters

Ms. Hamilton presented Financial Matters.

Payables/Financials: Following review and discussion, upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Boards of District Nos. 1-4 and No. 6 approved the payables and financials as presented. Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote

unanimously carried, the Board of District No. 5 approved the payables and financials as presented.

Public Hearings on 2026 Budgets and 2025 Budget Amendments; Budget Resolutions; Appropriations; Mill Levy Certifications: The Boards opened the public hearing portion of the meeting at approximately 3:18 p.m. for the purpose of conducting public hearings on the proposed 2026 budgets and any required 2025 budget amendments, and to consider adoption of resolutions approving the budgets, appropriating funds, and certifying the Districts' mill levies.

Director Knopinski declared the public hearings open for District Nos. 2, 3, 4, and 6, and Director Myers declared the public hearing open for District No. 5.

Ms. Hamilton presented the proposed budgets for District Nos. 2 through 6. The Board discussed each District's budget, including the need for and details of any necessary 2025 budget amendments. No public comments were received by the Board or the Districts' consultants.

The public hearings were closed at approximately 3:50 p.m. for District Nos. 2, 3, 4, and 6 (Director Knopinski) and District No. 5 (Director Myers).

2025 Budget Amendment (District No. 2): Following discussion, the Board considered a resolution to amend the 2025 budget as follows: Debt Service Fund from \$102,237 to \$125,000 and General Fund from \$50,448 to \$52,000. Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Board adopted the resolution.

2026 Budget; Appropriation; Mill Levy Certification (District No. 2): The Board reviewed the proposed 2026 budget totaling 44.461 mills, comprised of 14.127 mills to the General Fund and 30.334 mills to the Debt Service Fund. Upon motion duly made by Director Williams, seconded by Director Knopinski, and upon vote unanimously carried, the Board adopted the resolution approving the 2026 budget, appropriating funds, and certifying the mill levy.

2025 Budget Amendment (District No. 3): The Board noted that no 2025 budget amendment was necessary for District No. 3.

2026 Budget; Appropriation; Mill Levy Certification (District No. 3): The Board reviewed the proposed 2026 budget including 47.678 mills for the General Fund. Upon motion duly made by Director Williams, seconded by Director Knopinski, and upon vote unanimously carried, the Board adopted the resolutions approving the 2026 budget, appropriating funds, and certifying the mill levy.

2025 Budget Amendment (District No. 4): Following discussion, the Board considered a resolution to amend the 2025 budget as follows: General Fund from \$203,493 to \$350,000 and Capital Projects Fund from \$0 to \$76,251. Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Board adopted the resolution.

2026 Budget; Appropriation; Mill Levy Certification (District No. 4): The Board reviewed the proposed 2026 budget, including 14.989 mills to the General Fund and 29.504 mills to the Debt Service Fund. Upon motion duly made by Director Williams, seconded by Director Knopinski, and upon vote unanimously carried, the Board adopted the resolutions approving the 2026 budget, appropriating funds, and certifying the mill levy.

2025 Budget Amendment (District No. 5): The Board noted that no 2025 budget amendment was necessary for District No. 5.

2026 Budget; Appropriation; Mill Levy Certification (District No. 5): The Board reviewed the proposed 2026 budget totaling 47.678 mills, comprised of 3.983 mills to the General Fund and 43.695 mills to the Debt Service Fund. Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the Board adopted the resolutions approving the 2026 budget, appropriating funds, and certifying the mill levy.

2025 Budget Amendment (District No. 6): Following discussion, the Board considered a resolution to amend the 2025 budget for the General Fund from \$285,672 to \$350,000. Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Board adopted the resolution.

2026 Budget; Appropriation; Mill Levy Certification (District No. 6): The Board reviewed the proposed 2026

budget. Upon motion duly made by Director Williams, seconded by Director Knopinski, and upon vote unanimously carried, the Board adopted the resolutions approving the 2026 budget, appropriating funds, and certifying the mill levy.

2024 Audits (District Nos. 2, 4-6): The 2024 Audits are pending and are anticipated to be distributed prior to year-end. No action was taken.

2024 Audit Exemption (District No. 3): The Board reviewed the 2024 Audit Exemption for District No. 3. Upon motion duly made by Director Kopinski, seconded by Director Williams, and upon vote unanimously carried, the Board ratified the 2024 Audit Exemption for District No. 3.

2025 Audit Engagement Letters: The Boards discussed the auditor engagement letters for the 2025 audits. Upon motion duly made by Director Williams, seconded by Director Knopinski, and upon vote unanimously carried, the Board approved the auditor engagement letters for the 2025 audits for District Nos. 2, 3, 4, and 6. Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the Board approved the auditor engagement letter for the 2025 audit for District No. 5.

District No. 5 Refinancing: The Board discussed a potential refinancing for District No. 5. Following discussion, the matter was tabled to the January work session. No action was taken.

Management Matters

Clubhouse/Pool Repairs/Work: The Boards discussed clubhouse and pool repairs and other work identified by the HOA. Following discussion, the matter was tabled to the January work session. No action was taken.

Agreement with Public Alliance, LLC (District No. 6): The Board reviewed the Independent Contractor Agreement with Public Alliance LLC. Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Board approved the Agreement for District No. 6.

General Liability Schedule and Limits and Property Schedule: The Boards discussed and reviewed proposals for renewal of the general liability schedule and limits and the

property schedule, and considered approval and authorization to bind coverage.

Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Board approved the renewal proposals and authorized binding of coverage for District Nos. 2, 3, 4, and 6.

Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the Board approved the renewal proposal and authorized binding of coverage for District No. 5.

2026 BMO Worker's Compensation Coverage: The Boards considered approval of 2026 BMO worker's compensation coverage.

Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Board approved the 2026 BMO worker's compensation coverage for District Nos. 2, 3, 4, and 6.

Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the Board approved the 2026 BMO worker's compensation coverage for District No. 5.

Legal Matters

Joint 2026 Annual Administrative Resolution: The Boards reviewed and considered approval of the Joint 2026 Annual Administrative Resolution.

Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the Board approved the Joint 2026 Annual Administrative Resolution for District Nos. 2, 3, 4, and 6.

Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the Board approved the Joint 2026 Annual Administrative Resolution for District No. 5.

WBA Engagement Letters: The Boards reviewed and considered approval of the WBA engagement letters.

Upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried,

the Board approved the WBA engagement letters for District Nos. 2, 3, 4, and 6.

Upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the Board approved the WBA engagement letter for District No. 5.

Restructuring Status: The Board discussed the status of restructuring matters. Following discussion, the matter was tabled to the January work session. No action was taken.

2026 Addendum to Clubhouse Maintenance Agreement: The Board discussed a proposed 2026 addendum to the Clubhouse Maintenance Agreement. Following discussion, upon motion duly made by Director Knopinski, seconded by Director Williams and upon vote, unanimously carried, the Board approved the addendum.

Other Matters

None.

Adjourn

There being no further business to come before the Boards, upon motion duly made by Director Knopinski, seconded by Director Williams, and upon vote unanimously carried, the meeting for District Nos. 2, 3, and 6 was adjourned at approximately 3:59 p.m.; upon motion duly made by Director Myers, seconded by Director Turner, and upon vote unanimously carried, the meeting for District No. 5 was adjourned at approximately 3:59 p.m.; and upon motion duly made by Director Drennan, seconded by Director Huffman, and upon vote unanimously carried, the meeting for District No. 4 was adjourned at approximately 4:21 p.m. The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

The foregoing minutes were approved on the 18th day of February, 2026, by the Boards of Directors of District Nos. 2-6.

DocuSigned by:

Kurtis Williams

Secretary for Anthology West Metropolitan District Nos. 2, 3, & 6

Signed by:

Martha J. Shiffenberg

Secretary for Anthology West Metropolitan District No. 4

Signed by:

cameron turner

Secretary for Anthology West Metropolitan District No. 5