MINUTES OF A SPECIAL MEETING OF THE BOARD OF THE

VILLAS METROPOLITAN DISTRICT

HELD APRIL 8, 2026 10:00 A.M.

VIA TELECONFERENCE

The special meeting of the Board of Directors of Village Metropolitan District was called and held in accordance with applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance.

Attendance
Tamara Henkels, Secretary
Brown Moore, President
Terry Fraser, Treasurer
David Caqge, Assistant Treasurer

Also present were Heather L. Hartung, Esq, WBA, PC, District Counsel, Janelle Mauch, Liana Way and Isreal Soto, Westwind Management Group, District Management.

Call to Order / Declaration of Quorum
It was noted that a quorum of the Board was president and Attorney Hartung called the meeting to order at 10:03 am.

Approval of Agenda
The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended by rearranging topics on the agenda.

Conflict of Interest Disclosure

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

Public Comment
None

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Election of Officers
Attorney Hartung advised the Board of the need to elect new director David Cage to a office. Discussion took place as to whether it would be Assistant Secretary or Assistant Treasurer. On a motion duly made, seconded and unanimously carried, David Cage was elected to the Assistant Treasurer office.

Director Orientation
Ms. Hartung presented the orientation.

Management Matters
Discuss Proposals for Additional Fence Work in 2026 (if available) – Attorney Hartung provided an update on the fence work in Phase 1 noting that the work is almost complete. The Board directed management to review the work and report back to the Board at the April 21, 2026 meeting.

Consider Proposals for Trash and Recycling and Discuss Status of Current Independent Contractor Agreement with Republic Services, Inc. (Term Ends June 30, 2026 – Notice Provision Requirements) Republic Services, Inc.; HSB; 5280 Waste Solutions and Waste Management – The Board discussed trash services and requested that management contact Waste Management to discuss the possibility of a multiple-year contract, subject to annual appropriations.

Consider Proposal for New Pet Waste Stations – The Board directed Westwind to obtain proposals for pet waste stations and posting boxes.

Confirm Date for Spring Community Inspection with EDI – The Board confirmed the community inspection date of April 17, 2026.

Consider Appointment to the ARC Committee – Director Henkels volunteered to serve on the ARC Committee until such time as additional individuals can be appointed to the committee.

Management Transition Update
Westwind team members reviewed the following list of transition items with the Board and requested Attorney Hartung's involvement as items are being transferred from previous management as well as WBA.

a. Administrative/Management
    i. Common Property General Operations & Expectations
    ii. Communication with Board & Management & Homeowners and Vendors
    iii. Maintenance / Work Orders Process
    iv. Architectural Review Process

v. District Website – Westwind Management Contact Information and Web Forms
vi. Emergency After Hours Process/ Discussion
vii. Board & Community Reference Sheet and Emergency Response Information
viii. Insurance Policy Review
ix. Attorney – Manager Relationship/Roles 2026 Annual Administrative Resolution

b. Vendor Services
i. Upcoming Projects Discussion

c. Accounting
i. 2026 Budget
ii. ACH for Management Fees
iii. Confirm Timing of Bill Runs, Signors and Discuss Online Approval Cards
iv. Board Online Invoice Approval Training

d. Records and Documents
i. Urgent items to locate in records, if any
ii. Anticipated timing for onboarding of records by Client Documentation Admin

Legal Matters

Discussed Fence Ownership Throughout the Community -Attorney Hartung discussed the fencing in Phase 2 of the community and noting she will continue to research the maintenance and ownership responsibility for the split-rail and privacy fencing in Phase 2. Attorney Hartung informed the Board of her upcoming conference call with legal counsel for Lincoln Creek Metropolitan District and requested that management provide the required updates on fencing an ownership and maintenance responsibilities to the reserve company once final determinations are made.

Discuss Remaining Vacant Board Position Discussed –Director Fraser informed the Board that one of her neighbors may be interested it the vacant Board position. Attorney Hartung requested that the neighbor contact her office and provide the necessary information to verify Colorado voter registration and to provide the affirmation of qualification for completion.

Discuss New Website www.villasmetrodistrict.org – Attorney Hartung informed the Board that the District's new website is fully functionally.

Consent Agenda

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Attorney Hartung reviewed the items on the consent agenda with the Board. Attorney Hartung advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the contest agenda. Upon a motion duly made, seconded, the following items on the contest agenda were unanimously approved, ratified and adopted:

Approval of March 3, 2026 Special Minutes

Ratify Third Addendum to Independent Contractor Agreement with EDI for Second Winter Watering

Ratify Independent Contractor Agreement with Everline Coatings for Additional Painting

Ratify Independent Contractor Agreement with Streamline for Website

Ratify First Amendment and Second Amendment to Contractor Agreement with Fencing Consultant Services, Inc. for Fencing Replacement

Other Matters

Other Business – Quorum for the next regular meeting on April 21, 2026 was confirmed.

Adjourn

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting at 12: 13 pm.

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

Tamara Henkels

Secretary for the Meeting

The foregoing minutes were approved on the 21st day of April 2026.

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