

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2

Held: 6:00 p.m. on April 22, 2021, held via Zoom Teleconference.

Attendance/Qualification

A joint meeting of the Board of Directors of Wyndham Hill Metropolitan District No. 2 was held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve on the Board, were in attendance:

District No. 2

Jon R. Lee

Jessica Brothers

Mike Mueller

Charles Burr

Shannon Hochstetler

Also present for the Districts: K. Sean Allen, Esq., White, Bear Ankele, Tanaka & Waldron, Attorneys at Law, District general counsel; Steve Rane, district accountant.

Call to Order/Quorum

Director Lee noted that a quorum was present and called the meeting to order.

Disclosure Matters

Mr. Allen advised the Board that, pursuant to Colorado law, certain disclosures by the Directors may be required prior to taking official action at the meeting. The agenda for the meeting was reviewed, following which each Director confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed. The disclosure certificates, having been available for review by the Directors, were made part of the official minutes of the meeting by reference. The Board determined that participation by the Directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Agenda

The Directors reviewed the agenda. Following discussion, upon motion duly made and seconded, the Board unanimously approved the agenda.

Approval of Minutes

Mr. Allen presented the Board with the minutes from the October

22, 2020 meeting for consideration. Following discussion, upon motion duly made and seconded, the Board approved the minutes as presented.

Construction Update

Project Status

Director Lee gave a summary of filing and plat status for remaining development within the District. The Board engaged in a general discussion regarding development and home/lot sales and timing of home construction.

Financial Matters

Financial Statements and Payables

Mr. Rane provided the Board with financial statements dated March 31, 2021 and payables. Following discussion, upon motion duly made and seconded the Board unanimously accepted the financial statements and approved the payables as presented.

2020 Amended Budget Amendment; Consider Resolution adopting Amended Budget Amendment

Mr. Rane opened the public hearing on the amended 2020 Budget Amendment. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Mr. Rane informed the Board that the amendment is due to the auditor reclassifying bond insurance as an expense for budgetary purposes. Mr. Allen presented the Resolution Amending the 2020 Budget. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the budget amendment resolution amending the General Fund to \$466,221 and the debt service fund to \$31,098,644.

2020 Audit

Mr. Rane reported that the auditor has provided an unqualified audit opinion. The Board engaged in a general discussion regarding the auditor's note regarding the omission of the management's discussion and analysis. The Board unanimously accepted the audit.

General Matters

2021 Annual Administrative Resolution

The Board reviewed the 2021 Annual Administrative Resolution. Following discussion, upon a motion duly made and seconded, the Board adopted the resolution excluding section 13 concerning director office positions which was deferred until the next meeting.

Officer Designation

Designation will be considered at the next meeting.

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District Website	The Board engaged in a general discussion regarding the district website and noted the ease of use/transparency.
2021 Accounting/Construction Management Rates	The Board reviewed the 2021 Accounting/Construction Management Rates. Following discussion, upon a motion duly made and seconded, the Board approved the 2021 rates.
Public Comment (limit 3 minutes each and for items/topics not on this agenda)	None.
Next Regular Meeting	(October 28, 2021)
Adjournment	<p>There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting.</p> <p>The foregoing minutes were approved by the Board of Directors and approved on October 28, 2021 and constitute a true and correct copy of the minutes of the above-referenced meeting.</p>



Secretary for District