

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2

Held: 6:00 p.m. on October 27, 2022, held via Zoom
Teleconference.

Attendance/Qualification

A regular 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:

Charles Burr
Jessica Brothers
Shannon Hochstetler
Jon R. Lee

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

Call to Order/Quorum

Director Burr 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 a motion duly made and seconded, the Board unanimously approved the agenda as presented.

Approval of Minutes – April
28, 2022

Mr. Allen presented the Board with the minutes from the April 28, 2022 meeting for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the minutes as presented.

Development Update

Director Lee provided a general update to the Board regarding construction and development matters for the Wyndham Hill development noting there has not been any new public improvement construction or development within the District since the last meeting. Director Lee summarized the other public improvement construction occurring in other active phases of the project.

Financial Matters

Financial Statements and Payables

Director Brothers provided the Board with financial statements dated September 30, 2022 and payables. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the financial statements and ratified the payables as presented.

2022 Budget Amendment

Director Brothers noted that an amendment was not needed based on the projected year in revenue and expenses.

Public Hearing on 2023 Budget

Director Burr opened the public hearing on the proposed 2023 Budget. Mr. Allen noted that the notice of public hearing was provided in accordance with Colorado law. No written objections have been received prior to the meeting. There being no public comment, the hearing was closed.

Consider Adoption of Resolution Approving 2023 Budget

Director Brothers reviewed the 2023 Budget with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution adopting the 2023 Budget, appropriating funds therefor and certifying mills for the General Fund and mills for the Debt Service Fund as shown in the 2023 Budget, subject to receipt of final assessed valuation.

General Matters

Discuss and Consider Approval of Property and Liability Schedule and Limits

The Board reviewed the current general liability and property schedules and limits. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the general liability and property schedules.

Consider Approval of Resolution Calling May 2, 2023 Director Election

Mr. Allen reviewed the Resolution Calling the May 2, 2023 Director Election with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Board

The Board noted the vacancy and that no interested resident has

Vacancy/Appointment sought appointment.

**Public Comment (limit 3
minutes each and for
items/topics not on this
agenda)** None.

Next Regular Meeting The next regular meeting is scheduled for April 27, 2023.

Adjournment 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.

The foregoing minutes were approved by the Board of Directors
and approved on April 27, 2023 and constitute a true and correct
copy of the minutes of the above-referenced meeting.

Shannon Hochstetler
Shannon Hochstetler (May 27, 2023 14:40 MDT)

Secretary for District