

MINUTES OF THE JOINT SPECIAL MEETING OF THE BOARDS  
OF DIRECTORS

OF

WILDFLOWER METROPOLITAN DISTRICT NOS. 1 and 2

Held: Tuesday, the 18<sup>th</sup> of January, 2022 via teleconference

**Attendance**

A joint special meeting of the Boards of Directors of the Wildflower Metropolitan District Nos. 1 and 2 was called and 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 Boards, were in attendance:

Michael A. Richardson  
Paula Lindamood  
Erika Volling

Directors Florine Richardson and Lisa Nettleton were absent and their absences were excused by the Boards.

Also present were: William Ankele, Esq. and Erin Stutz, Esq., White Bear Ankele Tanaka & Waldron, Professional Corporation.

**Joint Meeting**

The Boards of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Boards in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

**Call to Order**

Director Richardson noted that a quorum of each of the Boards was present and called the joint special meeting of the Boards of Directors to order.

**Conflict of Interest Disclosures**

Mr. Ankele advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Boards reviewed the agenda for the joint meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

**Approval of Agenda**

Mr. Ankele presented the proposed agenda to the Boards. After consideration, a motion was approved unanimously to approve the agenda.

**Public Comment**

None.

**Legal Matters**

**Public Hearing on Exclusion of Property from District No. 2:** The Board opened the public hearing to consider the Petition for Exclusion received from MRFR III, LLLP for the exclusion of property from the District No. 2. There being no public present, the public hearing was closed. It was noted that a notice of the public hearing for the Exclusion was published and posted in accordance with Colorado law.

The Board discussed the exclusion with Attorney Ankle and determined that:

- a. The Exclusion of the Property is in the best interests of the Property, the District, the Town, and the County in that it implements the District’s Service Plan, allows for the Property to be developed as planned by the Petitioner, ensures that the Property will not be unduly burdened by unnecessary or overlapping tax burdens, and ensures that public improvements will be provided to the Property at the time when they are needed and not sooner, based on planned development phasing.
- b. The extraordinary benefits to the Property explained above outweigh the negligible cost of the exclusion.
- c. The District’s ability to provide economical and sufficient service to the Property and all of the properties within the District’s boundaries will not be diminished following exclusion of the Property.
- d. After exclusion, economical and sufficient services will still be available to the Property.
- e. The denial of the Petition will result in the inability of the Petitioner to proceed with its development plans, which will result in the inability to create construction jobs and will have a negative economic impact on the region, the District, the surrounding area, and the State as a whole.
- f. There will be no additional costs levied on other property within the District if the exclusion is granted.

Following review and discussion, upon a motion made, seconded and upon vote unanimously carried, the Board of District No. 2 adopted the Resolution and Order for Exclusion of Property for Lots 1-3, Block 27, Wildflower Subdivision.

**Financial Matters**

None.

**Other Business**

None.

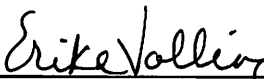
**Next Regular Meeting**

The next regular meeting will be November 9, 2022 at 10:30 a.m.

**Adjournment**

There being no further business to come before the Boards and upon motion duly made, seconded and unanimously carried, the Boards determined to adjourn the joint special meeting.

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

  
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 Secretary for the Meeting