

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE WILLOW BROOK METROPOLITAN DISTRICT

ATTENDANCE: The special meeting of the Board of Directors of the Willow Brook Metropolitan District was called and held on Tuesday, September 4, 2018 at 3:00 p.m., at The Gate House, 524 Ruby Road, Silverthorne, Colorado, in accordance with Colorado law. An alternative location was held at the offices of CFC Construction, 14062 Denver West Parkway, Suite 110, Building 52, Golden, Colorado and a video conference was held. The following Directors were present and confirmed their qualification to serve on the Board:

Donald Samuels, President
Randy Lewis, Vice President
EJ Olbright, Asst. Secretary
Mat Sherwood, Secretary/Treasurer
Michael Good, Asst. Secretary

Also in attendance were:
David W. Robbins
Sue Blair; CRS
Marcos Pacheco; CRS
Rebekah Barrington
Holly Adnan
Glen Morse
Steve Johnson
Joe Maglicic
John Rovick
Eric Kircher; Metro Services II, Inc

CALL TO ORDER: President Samuels noted that a quorum of the Board was present and the meeting was called to order at 3:02 p.m.

DISCLOSURE OF CONFLICTS OF INTEREST: President Samuels asked whether members of the Board had any conflicts of interest on matters coming before the Board. Director Samuels noted he has in the past purchased hay from the District contractor.

APPROVAL OF AGENDA: Director Lewis moved approve the agenda as amended adding in sections [4G] Radon Testing, [4A1] SRF Loan. Upon a second by Director Sherwood, a vote was taken and a motion carried unanimously.

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DIRECTORS ITEMS

SRF Loan: Director Sherwood reported that he would submit a survey to the Colorado Water and Power Authority to start the process. Per his discussions with the regional representative, the District should be approved for the SRF loan at an interest rate of 2%.

Review and Discussion on Potential Election Questions: Matt Dalton, legal counsel for the District, drafted the election questions for discussion at today's meeting. Director Lewis outlined the election questions with the Board in detail. After discussion, Director Sherwood moved that the Board request that questions A (complete water line project in one or two years), B (pave Ruby Ranch Road to the tee) and C (pay-as-you-go option to complete the water line replacement project) be certified to Ms. Blair as the DEO, and that those questions be placed on the ballot. Upon second by Director Lewis, vote was taken and motion carried unanimously.

Discussion Regarding Preparation for Annual Meeting: The Board discussed the Annual Meeting and presentation by the Metro Board. Ms. Blair will have available eligible elector confirmation forms to aid in determining eligible electors within the District. David Robbins requested that Ms. Blair send him the form and he would forward it to all property owners. The District will post in its 3 normal locations before the meeting is held..

Stable Committee Report - Consider Approval of Contract: Glen Morse addressed the Board and stated he would be resigning from his position. He asked the Board to consider extending his contract for 30 days. Director Lewis asked if it was viable to have a contract to review for Mr. Morse's replacement by the next meeting. Discussion ensued regarding potential candidates. Director Samuels moved that the Board approve the extension of Mr. Morse's contract to October 31. Upon a second by Director Lewis, a vote was taken and a motion carried unanimously.

Tom Festa Request to Pave Driveway: David Robbins spoke to the Board and believes that what Mr. Festa is paving is within a District easement. Discussion ensued that if Mr. Festa paved his driveway that he would not hold the District liable for any costs or liability.

Forest Service LUA Dip Site Closeout: Director Sherwood moved that the Board approve the Forest Service LUA Dip Site Closeout. Upon a second by Director Lewis, a vote was taken and motion carried unanimously.

Radon Testing: Eric Kircher stated that he has done radon testing in both wells. David Robbins commented that the Board should be proactive and

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look into the radon concern. Director Sherwood moved that the Board approve to have Eric test the wells for radon. Upon a second by Director Olbright, and with Director Samuels abstaining, the motion carried.

The Board stated that there will be a meeting on November 16, 2018 to certify the pending mill levies. Joe Maglicic will be talking with John Doherty from the Town as they will be paving the new road and he will need to coordinate with the lane closures. It was asked if there will be a 4 way stop by the new development. The answer is no.

ADJOURNMENT

There being no other business items to discuss, Director Lewis moved that the meeting be adjourned. Upon a second by Director Sherwood, a vote was taken and the motion carried unanimously. The meeting was adjourned at 6:09p.m.

Respectfully submitted,

Secretary for the Meeting