

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

WEEMS NEIGHBORHOOD METROPOLITAN DISTRICT

Held: May 16, 2024 at 10:30 a.m. via teleconference.

Attendance

A Regular Meeting of the Board of Directors of the Weems Neighborhood Metropolitan District, County of Boulder, Colorado (“**Board**”), was called and held as shown above and in accordance with the applicable statutes of the State of Colorado, with the following Directors present and acting:

Kent Pedersen
Debra Hessler
Jennifer Thornbloom

Director Keenan Tompkins and Director Jonathan B. Beckwitt were absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were: Robert G. Rogers, Esq. and Audrey Johnson, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Jordan Wells, MSI, District Manager; and Jason Carrol, CliftonLarsonAllen, District Accountant.

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Conflict of Interest Disclosures

Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Johnson reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of 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. Ms. Johnson inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Ms. Johnson presented the Agenda to the Board for consideration. Following discussion, upon motion duly made and seconded, the Board unanimously approved the Agenda as presented.

Public Comment: Mr. Wells introduced himself to the Board.

Consent Agenda Ms. Johnson reviewed the items on the consent agenda with the Board. Ms. Johnson advised the Board that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- a. November 13, 2023 Regular and Annual Meeting Minutes
- b. Claims as of May 16, 2024 (\$22,014.99)
- c. Acceptance of Financial Statements as of March 31, 2024
- d. Resolution Amending the Operations Fee Schedule
- e. 2023 Audit Exemption Application
- f. Engagement Letter from Winzenburg, Leff, Purvis & Payne, LLP for Collection Enforcement Services

Development Matters

Development and Construction Updates Mr. Pedersen provided a construction update to the Board. It was noted that Filing No. 1 has been completed. It is anticipated that the Plat for Filing No. 2 will be finalized this year and construction will begin next year.

Status of Cost Certifications The Board engaged in a general discussion regarding the status of cost certifications. Mr. Pedersen noted that the developer team has sent information for the cost certifications to the engineer.

Legal Matters

Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents Ms. Johnson presented the Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution subject to any changes made by MSI.

Consider Adoption of First Amended Resolution Establishing Guidelines for the Ms. Johnson presented the First Amended Resolution Establishing Guidelines for the Collection of Delinquent Fees to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the Resolution subject to any changes made by MSI.

Collection of
Delinquent
Fees

Consider Adoption of
Resolution of
Adopting a Digital
Accessibility Policy
and Designating a
Compliance
Officer

Ms. Johnson presented the Resolution of Adopting a Digital Accessibility Policy and Designating a Compliance Officer to the Board for consideration. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution. The Board directed White Bear Ankele to work with Heatherly Creative, LLC to finalize website accessibility items and designated legal counsel as the website compliance officer.

Other Matters

None.

Other Business

The next meeting is scheduled for October 17, 2024 at 11:00 a.m.

Adjourn

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

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



Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 12th day of November, 2024.