MINUTES OF A REGULAR MEETING OF THE BOARD OF THE

VILLAS METROPOLITAN DISTRICT

HELD APRIL 21, 2026 5:30 P.M.

VIA TELECONFERENCE

The regular meeting of the Board of Directors of Village Metropolitan District was called and held in accordance with applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance.

Attendance
Brown Moore, President
Terry Fraser, Treasurer
David Cage, Assistant Treasurer

Tamara Henkels, Secretary, was absent and excused.

Also present were Heather L. Hartung, Esq, WBA, PC, District Counsel, Janelle Mauch, Westwind Management Group, District Management, Members of the public.

Call to Order / Declaration of Quorum
It was noted that a quorum of the Board was present and Attorney Hartung called the meeting to order at 5:32 p.m.

Conflict of Interest Disclosure
Attorney Hartung advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Attorney Hartung reported that disclosures for those Directors that provided WBA, PC, with notice of with 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. Attorney Hartung noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest about any matters scheduled for discussion at the meeting. No additional disclosures were noted.

Approval of Agenda
The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda as amended to remove the reference to the April 17, 2026 community inspection page as this inspection did not occur and to add an item to discuss fees.

Public Comment

1. Denise Leccese asked questions about the start date for mowing, the use of small mowers in certain areas, and parking. Ms. Leccese also mentioned there were lots of weeds. Board responded to questions.

2. Morris Kemper asked questions about painting of two new parking spots near his house, stating a blind corner without much space; questions about account creations; who he should be contacting about updating his mailing address, and when can the monthly payments be made online. District management responded to questions.

Financial Matters

Review and Consider Acceptance of Financial Statement – Ms. Mauch presented the Financial Statement. The Board did not accept the Financial Statements and directed Ms. Mauch to include this item on the May Board meeting agenda.

Discuss Status of 2025 Audit and Presentation of Audit at the July 21, 2026 Meeting – Ms. Mauch provided status updates and confirmation that the auditor will attend the July regular Board meeting to present the 2025 audit. No actions were taken.

Conduct Public Hearing on 2025 Budget Amendment

i. Consider Adoption of Resolution Amending the 2025 Budget – Attorney Hartung opened the public hearing on the proposed 2025 Budget Amendment and noted that the notice of public hearing was provided in accordance with Colorado law. No written objections were received prior to the meeting. There being no public comment the hearing was closed. Attorney Hartung reviewed the 2025 Budget Amendment Resolution with the Board. Following discussion, upon a motion duly made and seconded the Board unanimously adopted the Resolution Amending the 2025 Budget.

Added Item -Discuss Increasing Operating Fees – Board engaged in a general discussion regarding the current operations fee and determined to review the operations fees after the reserve study has been completed. No actions were taken.

Landscape Matters

Discuss Landscaping Report from Environmental Designs, LLC ("EDI"), if available – Ms. Mauch presented the landscaping report provided by EDI. Discussion ensued regarding mowing and the irrigation system. No actions were taken.

Discuss Watering Restrictions – Ms. Mauch provided information to the Board regarding watering restrictions. No actions were taken.

Consider Approval of Proposal from EDI for Revive Turf & Soil Treatment – the Board deferred this item to the May 2026 meeting for consideration.

Discuss Obtaining Updated Xeriscaping and Reseeding Proposals from EDI – the Board deferred this item to the May 2026 meeting for consideration.

Management Matters

Consider Proposals for Trash and Recycling and Discuss Status of Current Independent Contractor Agreement with Republic Services, Inc. (Term Ends June 30, 2026 – Notice Provision Requirements) – Ms. Mauch reviewed all proposals with the Board. It was noted that the Waste Management would hold the rate for two (2) years. Following discussions, upon a motion duly made and seconded, the Board unanimously approved proceeding with the proposal from Waste Management and directed Attorney. Hartung to provide notice of termination of the Independent Contractor Agreement to the District's current waste and recycling provider effective June 30, 2026.

Discuss Status of Reserve Study – Discussed during Financial Matters and did not revisit or provide additional content during the meeting.

Consider Proposal for New Pet Waste Stations – Ms. Mauch discussed the matter. Locations will be determined during an upcoming community inspection. The Board deferred this item to the May 2026 meeting for consideration.

Consider Approval of Post Proposal – Ms. Mauch discussed and provided proposal status updates. Proposals received will be included on the May regular Board meeting agenda for consideration by the Board.

Consider Approving Director Attendance at the 2026 SDA Conference in Keystone September 15th – 17th – The Board determined to not send directors for the 2026 conference, and will consider attendance at future conferences.

Consider Approval of Boundary Map Proposal from The Connection Group – Attorney Hartung recommended the district consider having a new created due to Phase 1 and Phase 2 being on separate pages. Board discussed and elected to not proceed at this time given financial considerations.

Discuss Striping Project by Everline Coatings – Ms. Mauch provided updates to the Board on issues with two cars not moving and the project not being able to proceed as scheduled.

Consider Appointments to the ARC Committee – The Board determined that Westwind Management will send out an email blast to the community seeking additional applications.

Discuss Spring Community Inspection with EDI – Ms. Mauch discussed. Date of May 1, 2026 at 1:30pm proposed, and an alternative date of April 28, 2026 was mentioned. The Board determined to hold the community inspection on May 1st and Special meeting notice protocol will be followed.

Covenant Enforcement and Collection Matters

Discuss Covenant Enforcement Violations – Ms. Mauch will provide updates to the Board at the May meeting. No actions were taken.

Discuss Status of Collection Matters – Ms. Mauch will provide updates to the Board at the May meeting. No actions were taken.

Legal Matters

Discuss Remaining Vacant Board Position –The Board directed Westwind to send out an email blast regarding the vacancy.

Consider Approval of Amended and Restated Resolution Meeting Notice Posting Location – the Board deferred discussion and decision to the May Board meeting to allow time for gathering information on posting box locations after community inspection takes place.

Discuss Adoption of a Procurement Policy – Attorney Hartung requested Bord approval to create a procurement policy for review at the May meeting. The Board directed Attorney Hartung to prepare the policy.

Discuss Fencing in Phase 1 and Phase 2 – Legal counsel and Ms. Mauch will work on finalizing payments per construction contract on the first stage of fencing.

Discuss Amending and Restating the Residential Improvement Guidelines and Site Restrictions – The Board discussed and approved proceeding with the amending and restating to be completed by attorney office.

Consent Agenda

Attorney Hartung reviewed the items on the consent agenda with the Board. Attorney Hartung advised the Board that any item may be removed from the consent agenda to the special agenda upon the request of any director. No items were requested to be removed from the contest agenda. Upon a motion duly made, seconded, the following items on the contest agenda were unanimously approved, ratified and adopted:

Approval, subject to revisions discussed: April 8, 2026 Special Meeting Minutes

Other Matters

Other Business – Quorum for the next regular meeting on May 19, 2026 was confirmed.

Adjourn

There being no further business to come before the Board, following discussion and upon a motion duly made, seconded and unanimously carried, the Board determined to adjourn the meeting at 7:03 p.m.

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

Tamara Henkels

Secretary for the Meeting

The foregoing minutes were approved on the 19th day of May 2026.