MINUTES OF A REGULAR MEETING OF THE BOARD OF THE
VILLAS METROPOLITAN DISTRICT
HELD MAY 19, 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
David Cage, Assistant Treasurer
Tamara Henkels, Secretary

Terry Fraser, Treasurer, was absent and excused.

Also present were Heather L. Hartung, Esq, WBA, PC, District Counsel, Janelle Mauch & Bethany Zweygardt, Westwind Management Group, District Management, Shawn Crick and Andrew Mennitt of EDI (for a portion of the meeting); and members of the public.

Call to Order / Declaration of Quorum
It was noted that a quorum of the Board was present and the meeting was called 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 written.

Public Comment – None

Financial Matters

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Review and Consider Acceptance of Financial Statement – Ms. Zweygardt presented the Financial Statement and answered questions. She also stated Westwind has begun the rebuilding of financials for March 2026 and forward to be included in July agenda. Lastly, she reported the bond interest payment is being processed and will be sent out.

Landscape Matters

Discuss Landscaping Report from Environmental Designs, LLC ("EDI") – Shawn Crick and Andrew Mennitt of EDI provided updates to include mowing, weed spraying, aeration and irrigation. They will be completing the missed aeration this week. They will also make sure crews do not use anything but hand mowers in backyard areas.

Consider Approval of Proposal from EDI for Revive Turf & Soil Treatment – EDI reviewed the proposal with the Board and offered a 5% discount if all three treatments were approved. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the proposal subject to confirmation that adequate funds were in the 2026 budget.

Consider Approval of Proposal from EDI for Tree Replacement– EDI reviewed proposal and will submit an additional proposal for removal only (replacement in future years) to be reviewed at July meeting.

Discuss Spring Community Inspection with EDI on May 1, 2026 – The walk which included Attorney Hartung, Ms. Mauch and Board was discussed. The new landscaping and improvement ownership map was reviewed with EDI.

Management Matters

Discuss Owner's Request to Move Sign – The Board reviewed the owner's request and determined the sign in question was not owned by the District.

Consider Approval of Pet Waste Station Proposals– Discussed and Board requested additional costs to include installation and maintenance. To be added to July agenda for further review.

Consider Approval of Bulletin Board Proposals–Discussed and Board requested links be sent out via email for further review. Locations were discussed with goal of one. To be added to July agenda for more review.

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

Management Report, Transition Process Update – Ms. Mauch reviewed the report and will continue to provide reports and updates monthly to the Board.

Consider Appointments to the ARC Committee – Discussed and no additional interest at this time.

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Update on Phase 1 – Section 1 Fencing and Completing of Construction Contract Requirements – Ms. Mauch reported that Westwind is working with the vendor to complete contractual terms for final payment.

Discuss Status of Reserve Study – Ms. Mauch reported the report is underway for future review. She also informed the Board that she will provide updated information to the contractor regarding Phase 2 fencing ownership and maintenance.

Covenant Enforcement and Collection Matters

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

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

Legal Matters

Discuss Remaining Vacant Board Position –The Board discussed the remaining vacant Board position.

Consider Approval of Resolution Meeting Designing Meeting Notice Posting Location – Following discussion, upon a motion duly made, seconded the resolution was approved.

Consider Approval of Procurement Policy – Following discussion, upon a motion duly made, seconded the policy was approved.

Update on Phase 1 Fencing with Pillars – Attorney Hartung informed the Board that she will continue to monitor for a response from Lincoln Creek Metropolitan District as to the ownership and maintenance responsibilities of the fencing in Phase 1 with pillars.

Discuss Phase 2 Fencing – Attorney Hartung reviewed with the Board the research regarding the perimeter fencing (spit-rail and privacy) ownership and maintenance in Phase 2. Following discussion, upon a motion duly made, seconded the Board determined that it is the District's responsibility to maintain the perimeter fencing (split-rail and privacy) in Phase 2.

Discuss Ownership Map – Board reviewed the new landscaping and improvements ownership map.

Update on Status of Draft Amended and Restating the Residential Improvement Guidelines and Site Restrictions – Attorney Hartung provided an update it should be completed and on the July agenda for review.

Consent Agenda

Ms. Mauch reviewed the items on the consent agenda with the Board. The Board was advised 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 of April 21, 2026 Minutes

Approval of May 1, 2026 Special Minutes

Ratify Independent Contractor Agreement with Waste Management for Trash and Recycling Services

Other Matters

Other Business – Quorum for the next regular meeting on July 21, 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 7:37 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 21st day of July 2026.