

TWO BRIDGES METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Wednesday April 09, 2025

Meeting Time: 6:00pm to 7:21pm

Meeting Location: Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2>

Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).

I. Roll Call (6:00pm)

A regular meeting of the Board of Directors of the Two Bridges (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Korin Barr	President	Absent (excused)
Karen McCracken	Treasurer	Present
Nicole Clark		Present
Anne Marie Benish		Present
Bryn Larsen		Present

Also, in attendance was district managers Charles Wolfersberger and Annemarie Tucker (Wolfersberger, LLC), District's legal Counsel Paul Rufien (Rufien Law); and the following homeowners: (1) Mr. Clark; (2) Mr. Zimmerman; (3) Ms. Pendergraft; (4) Mr. Flinn, (5) Mr. Megas; (6) Mr. and Mrs. Jensen; (7) Ms. Corrie (8) , Mr. Lintz; (9) Mr. Joyce; (10) Mr. Cline and (11) Mr. Wright; were in attendance.

II. Call to Order

Director McCracken noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which each director disclosed no conflicts of interest with the business to be discussed and conducted.

IV. Administrative Matters

- 1) Review and consider meeting agenda The Board reviewed the agenda. Director McCracken motioned to approve the agenda as presented. Director Larsen seconded the motion and the Board voted 4-0 to approve the agenda.

- 2) Review and consider October 07, 2024 meeting minutes: The Board reviewed the meeting minutes. Director McCracken motion to approve the minutes as presented. Director Benish seconded the motion and the Board voted 4-0 to approve the minutes.
- 3) Review and consider October 07, 2024 townhall meeting minutes: The Board reviewed the meeting minutes. Director McCracken motion to approve the minutes as presented. Director Benish seconded the motion and the Board voted 4-0 to approve the minutes.
- 4) Review and consider January 03, 2025 special meeting minutes: The Board reviewed the meeting minutes. Director McCracken motion to approve the minutes as presented. Director Benish seconded the motion and the Board voted 4-0 to approve the minutes.
- 5) Review and consider January 28, 2025 special meeting minutes: The Board reviewed the meeting minutes. Director McCracken motion to approve the minutes as presented. Director Benish seconded the motion and the Board voted 4-0 to approve the minutes.
- 6) Review and consider Rules and Regulations and Water Wise Design Plans (draft): Director McCracken discussed the changes to the Rules and Regulations recommended by the ARC Committee and an Amendment. Director McCracken motioned to approve the draft and Amendment as discussed. Director Benish seconded the motion and the Board voted 4-0 to approve the motion.

V. Enforcement Matters

- 1) Review and consider covenant enforcement reports: The Board reviewed the covenant enforcement activity summary and detail reports for the period of October 03, 2024 through March 31, 2025.

Violation Category	# of open violations	# of violations at the fine stage
Front yard landscaping violations	-	-
Backyard landscaping violations	2	-
Home exterior structure violations	1	-
Architectural Guideline violations	-	-
Outside nuisances	-	-
General storage violations	-	-
Fence violations	-	-
Shed maintenance violations	-	-
Vehicle violations	-	-
Trash violations	-	-
Seasonal-related violations (snow removal, holiday lights, etc)	-	-
Total Open Violations	3	-

- 2) Review and consider homeowner appeals: None

VI. Financial/Contractual Matters:

- 1) Review and consider check disbursements: The Board reviewed the schedule of check payments (checks #100064 to #100083 and ck#3-4) totaling \$85,650.15. Director McCracken motioned to approve the schedule of check payments. Director Clark seconded the motion and the Board voted 4-0 to approve the motion.
- 2) Review 2024 EYO Financial reports: The District Manager presented and reviewed the District's financial statements with the Board. Through December 31, 2024, the District has collected 100.0% of property tax assessments and 83.3% of projected specific ownership tax revenue. Totals in the checking account are \$95,586 and the CSAFE and UMB account \$356,515.

VII. Public Comments - None

VIII. Director Matters

Status update – Water Right Issue: Director Larsen provided information regarding the operations of wells, reporting requirements based off the decrees, and transfer of water rights that LOKAL did not complete on certain wells in the community. The District's legal team is currently working with LOKAL on an agreement on this matter.

Status update – Land Tract: Director Larsen reported Tract C and D the 80 acres were under the ownership of LOKAL. Tract P will be transferred by LOKAL to Two Bridges Metro District. LOKAL will pay for any past due taxes and permits prior to the transfer.

Status update – Bond: Director Clark presented a Power Point presentation with information regarding bond debt. If the debt associated with the two bonds is not restructured, the total cost will be \$9M, estimated to be paid off around 2048. Director Clark and Director Benish are currently working with various banks to understand and define refinancing options for the District. They have also established a subcommittee of several neighbors to work through and review possible options

IX. Adjournment (7:21pm)

There being no further business to come before the Board, and upon motion duly made by Director McCracken and unanimously carried, the meeting was adjourned. The next special board meeting is scheduled for Wednesday October 15, 2025 at 6:00pm held at Station 184 at 6120 Bridle Path Ln and Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).

Signed by:

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Board Member

11/4/2025
Date