

RECORD OF PROCEEDINGS

MINUTES OF THE STUDY SESSION ANNUAL
MEETING OF THE BOARD OF DIRECTORS

OF THE

WINSOME METROPOLITAN DISTRICT NO. 2

Held: Thursday, November 7, 2024, at 1:30 p.m., via an
online meeting at: <https://zoom.us/j/7848826891>, Meeting
ID: 784 882 6891 Or Dial-In Number: + 1 (719) 359-4580,
Meeting ID: 784 882 6891, Passcode:0000.

Attendance:

A study session annual meeting of the Board of Directors of
the Winsome Metropolitan District No. 2 was scheduled in
compliance with the laws of the State of Colorado, with the
following directors in attendance:

Michael Lordino, Director
Thomas Badera, Director
Joseph DesJardin, Secretary
Charlie Williams, Assistant Secretary

The following Director was absent (*absence excused*):

Jerry Biggs, Assistant Secretary

Also present were: Jennifer L. Ivey, Icenogle Seaver Pogue,
P.C.; AJ Beckman and David Frazer, Public Alliance, LLC;
Diane Wheeler and Daisy Garcia, Simmons & Wheeler P.C.;
Tamryn Apaydin and Andrew Biggs; Winsome Metropolitan
District Nos. 1, 3, and 4; Connie Miller, Logan Powell, and
Steve Rossoll, Proterra Properties, LLC; Josh Werner,
member of the public

Call to Order/ Declaration of
Quorum:

Mr. Beckman, noting the presence of a quorum, called to
order the study session annual meeting of the Board of
Directors of Winsome Metropolitan District No. 2 at
approximately 1:30 p.m.

Directors Matters/Disclosure
Matters:

Ms. Ivey advised the Board of Directors that pursuant to
Colorado law, certain disclosures may be required prior to
taking official action at the meeting. The Board of Directors
reviewed the agenda for the meeting, following which each
director confirmed the contents of written disclosures
previously made, if any, stating the fact and summary nature of

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any matters, as required by Colorado law, to permit official action to be taken at the meeting.

Director Badera disclosed his ownership interests of property located in the district. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director Williams disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Director DesJardin disclosed his ownership interests of property located in the district and association with Proterra Properties, LLC. This disclosure is associated with approval of items on the agenda that may affect his interests.

Ms. Ivey advised that written disclosures of these interests were filed with the Secretary of State at least seventy-two hours prior to the meeting, and that Director Lordino had notified her office that he had no conflicts of interest to file.

Annual Meeting Matters Pursuant to Section 32-1- 903(6)(a), C.R.S.

Presentation on the Status of
Public Infrastructure
Projects within the Districts
and Outstanding Bonds, if
any:

Mr. Williams gave a presentation regarding the status of the public infrastructure projects within the District.

Ms. Wheeler reported that the District does not have any outstanding bonds.

Review of Unaudited
Financial Statements For the
Current Calendar Year:

Ms. Wheeler reviewed the June 30, 2024 unaudited financial statements.

Public Questions About the
District:

Mr. Werner inquired regarding a commercial lot being offered as a residential lot. Director Andrew Biggs explained that following efforts to offer the property as a commercial site, and subsequent discussions with the Black Forest Presentation Group, the decision was made to offer the seven-acre lot as a residential property. Director Biggs further explained that the lot will not be further subdivided.

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Adjournment:

There being no further business to come before the Board the meeting was adjourned.

Signed by:

Joe Desjardin

Secretary

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