

RECORD OF PROCEEDINGS

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

OF THE

WINSOME METROPOLITAN DISTRICT NO. 2

Held: Friday, July 25, 2025, at 3:00 p.m., via an online meeting at: <https://zoom.us/j/4496175182>, Meeting ID: 449 617 5182, Participant Code: press #, Dial In: 1 (719) 359-4580, One tap mobile: +17193594580,,4496175182#

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:

Thomas Badera, Treasurer
Charlie Williams, Assistant Secretary

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

Michael Lordino, President

Also present were: Jennifer Ivey, Esq. Icenogle Seaver Pogue, P.C.; AJ Beckman and Justin Janca, Public Alliance, LLC; Diane Wheeler, Simmons & Wheeler P.C.; Andrew Biggs, Winsome Metropolitan District Nos. 1 & 3.

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 3:00 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 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.

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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.

Ms. Ivey advised the Board that written disclosures of these interests had been filed with the Secretary of State at least seventy-two hours prior to the meeting.

Confirm posting of Notice of Statutory Annual Meeting and Agenda:

Mr. Beckman confirmed that Notice of Statutory Annual Meeting and Agenda were posted to the District website at least 24 hours before the meeting.

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. Mr. Williams reported that the final stages of warranty are being completed for Filing No. 2 Storm Water Improvements. He also reported that they are working on the drainage channel near Rambling Road. They expect to complete inspections by the end of August. He noted that erosion along the sides of the roads is being addressed.

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 March 28, 2025 unaudited financial statements.

Public Questions About the District:

None.

Adjournment:

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

DocuSigned by:

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Secretary