

# RECORD OF PROCEEDINGS

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## MINUTES OF THE ANNUAL MEETING OF WEST BOYD METROPOLITAN DISTRICT NOS. 1-3

HELD  
October 19, 2023

The Annual Meeting of West Boyd Metropolitan District Nos. 1-3 was held via MS Teams and Teleconference on Thursday, October 19, 2023, at 4:00 p.m.

### ATTENDANCE

#### Directors in Attendance:

Tim DePeder, President  
Rishi Loona, Vice President  
Kim Perry, Secretary

#### Directors Absent, but Excused:

Josh Kane, Treasurer & Assistant Secretary

#### Also in Attendance:

Kayla Enriquez; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Kieyesia Conaway, Irene Buenavista, Molly Brodlun, and  
Casey Milligan; Pinnacle Consulting Group, Inc.

### ADMINISTRATIVE ITEMS

Call to Order: The Annual Community Meeting of the Boards of Directors (collectively, the “Boards”) of the West Boyd Metropolitan District Nos. 1-3 (collectively, the “District”) was called to order by Mr. Newby at 4:01 p.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Mr. Newby noted that a quorum was present, with three out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. Ms. Enriquez, legal counsel, stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s Office, disclosing potential conflicts as all Board Members are employees of McWhinney Real Estate Services, Inc., which is associated with the primary landowners and developer within the Districts. Ms. Enriquez advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the

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participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

ANNUAL MEETING  
REQUIREMENTS

Presentation regarding the Status of Public Infrastructure Projects within the Districts: Public infrastructure projects have not begun in the District. Therefore, this requirement was not applicable for West Boyd Metropolitan District Nos. 1-3 and not presented.

Unaudited Financial Statements: Ms. Buenavista presented the Unaudited Financial Statements for the period ending June 30, 2023.

Presentation regarding the status of Outstanding Bonds: The District does not hold any outstanding bonds. Therefore, this requirement was not applicable for West Boyd Metropolitan District Nos. 1-3 and not presented.

Community questions: There were no members of the public present for questions.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 4:03 p.m.

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

Respectfully submitted,

*Kieyesia Conaway*  
Kieyesia Conaway, Recording Secretary for the Meeting