

**MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
WESTOWN METROPOLITAN DISTRICT
(f/k/a HOMETOWN METROPOLITAN DISTRICT NO. 1)
HELD JULY 25, 2016**

A special meeting of the Board of Directors (the “**Board**”) of the Westown Metropolitan District (f/k/a Hometown Metropolitan District No. 1) (the “**District**”) was held on Monday, July 25, 2016, at 10:00 a.m. at the offices of Century Communities, 8390 E. Crescent Parkway, Suite 650, Greenwood Village, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jeff Powles
Eric Dome
Ken Rabel
John Vitella

Also In Attendance Were:

Elisabeth A. Cortese, Esq.; McGeady Becher P.C.
Diane Wheeler; Simmons & Wheeler, P.C.
John Paul Williams and Tisha Higgins; Centennial Consulting Group

ADMINISTRATIVE
MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Cortese noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Cortese noted that all Directors’ Disclosure Statements had been filed by the statutory deadline.

Agenda: The Board reviewed the Agenda for the meeting and following discussion, upon a motion duly made by Director Powles, seconded by Director Vitella and, upon vote, unanimously carried, the Board approved the Agenda as amended.

Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Following discussion, and upon motion duly made by Director Powles, seconded by Director Vitella, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries or within the county in which the District is located, or within 20 miles from the District boundaries, to conduct this meeting, it was determined to

conduct the meeting at the above-stated date, time and location. Attorney Cortese reported that notices were duly posted and that no objections to the locations or any requests that the meeting place be changed by taxpaying electors within its boundaries have been received.

Results of May 3, 2016 Election: Attorney Cortese noted that the May 3, 2016 Regular Directors Election was cancelled as allowed under statute, as there were not more candidates than seats available. It was noted that Directors Powles and Rabel were elected until the next regular election, Directors Dome and Vitella were elected until the second regular election and there is currently one vacancy on the Board.

Appointment of Officers: The Board considered the appointment of officers. Following discussion, upon motion duly made by Director Powles, seconded by Director Vitella and, upon vote, unanimously carried, the Board appointed the following slate of officers:

President: Eric Dome
Secretary / Treasurer: Jeff Powles
Assistant Secretaries: Ken Rabel and John Vitella

Resolution No. 2016-07-01 Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices: The Board discussed the business to be conducted in 2016 and scheduled a regular meeting for Friday, October 7, 2016. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board adopted Resolution No. 2016-07-01.

Termination of Engagement with CliftonLarsonAllen, LLP for Management Services: Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board ratified approval of the Termination of the Engagement of CliftonLarsonAllen, LLP for Management Services.

Engagement with Centennial Consulting Group for Management Services: Following discussion, upon motion duly made by Director Powles, seconded by Director Vitella and, upon vote, unanimously carried, the Board approved the Engagement of Centennial Consulting Group for Management Services, subject to final legal review.

October 2, 2015 Meeting Minutes: The Board reviewed the minutes from the October 2, 2015 special meeting. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board approved the minutes from the October 2, 2015 special meeting.

FINANCIAL
MATTERS

Payment of Claims, Cash Position and Unaudited Financial Statements: Ms. Wheeler distributed claims through the period ending June 30, 2016. Following discussion, upon motion duly made by Director Powles, seconded by Director Vitella and, upon vote, unanimously carried, the Board ratified approval of the payment of claims in the amount of \$6,658.49 through the period ending June 30, 2016. Further, the Board approved the payment of claims in the amount of \$7,714.91.

Statement of Cash Position: Ms. Wheeler reviewed the statement of cash position with the Board.

Unaudited Financial Statements: Ms. Wheeler reviewed the unaudited financial statements dated June 30, 2016 with the Board. Following discussion, upon motion duly made by Director Powles, seconded by Director Vitella and, upon vote, unanimously carried, the Board accepted the unaudited financial statements.

2015 Budget Amendment: Discussion deferred.

Application for 2015 Audit Exemption: Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote unanimously carried, the Board ratified approval of the 2015 Application for Audit Exemption.

LEGAL MATTERS

Resolution No. 2016-06-01; Resolution for Name Change: Following discussion, upon motion duly made by Director Powles, seconded by Director Vitella and, upon vote, unanimously carried, the Board ratified approval of Resolution No. 2016-06-01; Resolution for Name Change. It was noted that the District's name was changed to Westtown Metropolitan District effective May 18, 2016.

Public Hearing on Petition for Exclusion: The President opened the public hearing to consider the Petition received from the District to exclude approximately less than one (1) acre of real property, Tract J, from the District.

It was noted that publication of Notice stating that the Board would consider approving the exclusion of Tract J from the District was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No further public comments were received and the public hearing was closed.

Following discussion, the Board considered the adoption of Resolution No. 2016-07-03 to exclude Tract J from the District as set forth in the Petition. Upon motion duly made by Director Powles, seconded by

Director Dome, upon vote, unanimously carried, Resolution No. 2016-07-03 was adopted and execution of the Certified Resolution was authorized. Legal Counsel was authorized to transmit the Petition and Certified copy of the Resolution to the District Court of Jefferson County for an Order to exclude Tract J out of the District.

Resolution No. 2016-07-04 Establishing Fees, Rates, and Charges for Potable Water Service: The Board reviewed Resolution No. 2016-07-04 Establishing Fees, Rates, and Charges for Potable Water Service. It was noted that publication of Notice stating that the Board would consider establishing charges for water service was made in a newspaper having general circulation within the District, as required under statute. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board adopted Resolution No. 2016-07-04.

Resolution No. 2016-07-05 for the Imposition of Fees for the Centralized Provision of Trash Removal and Recycling Services: The Board reviewed Resolution No. 2016-07-05 for the Imposition of Fees for the Centralized Provision of Trash Removal and Recycling Services. Following discussion, upon motion duly made by Director Powles, seconded by Director Dome and, upon vote, unanimously carried, the Board adopted Resolution No. 2016-07-05.

Assignment and Assumption of Operations and Maintenance Agreement with the Hometown Community Association, Inc. to Hometown Metropolitan District No. 2 (“Assignment and Assumption”): Attorney Cortese reviewed the proposed Assignment and Assumption with the Board. Following discussion, upon motion duly made by Director Vitella, seconded by Director Powles and, upon vote, unanimously carried, the Board approved the Assignment and Assumption.

Special Warranty Deed: Attorney Cortese reviewed the proposed conveyance of certain tracts in the Hometown North Subdivision to Hometown Metropolitan District No. 2. The Board deferred action at this time.

CONSTRUCTION
MATTERS:

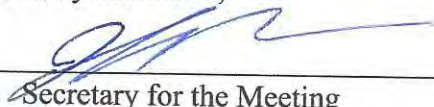
Status of Improvements: The Board discussed the status of improvements and a potential bond issuance. No action was taken.

Allocation of Responsibilities Regarding Design Review, Covenants and Maintenance: The Board Discussed this item. It is anticipated to have full-time onsite maintenance.

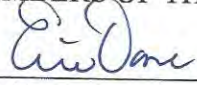
OTHER MATTERS: None.

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

Respectfully submitted,

By  _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 25, 2016
MINUTES OF THE WESTOWN METROPOLITAN DISTRICT BY THE
MEMBERS OF THE BOARD OF DIRECTORS SIGNING BELOW:



Eric Dome



Jeff Powles



Ken Rabel

