

WILLOW BROOK METROPOLITAN DISTRICT
REGULAR MEETING AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Mat Sherwood	President	May 2027
EJ Olbright	Vice President	May 2027
Jim Hahn	Secretary/Treasurer	May 2027
Carl Oppedahl	Director	May 2029
Blake Shutler	Director	May 2029

DATE: Friday, October 16, 2026
TIME: 2:00 PM
PLACE: VIRTUAL AND IN-PERSON MEETING AT
THE GATE HOUSE, 524 Ruby Road, Silverthorne, Colorado

Join Zoom Meeting

<https://us06web.zoom.us/j/85261349167?pwd=c0mVb8eWm8NVpst0l5PPeajE0sXb4l.1>

Meeting ID: 852 6134 9167

Passcode: 171673

One tap mobile

+17207072699,,85261349167# US (Denver)

+17193594580,,85261349167# US

FOR THOSE CALLING IN, PLEASE PRESS *6 TO MUTE/UNMUTE YOUR PHONE

**DISTRICT INFORMATION AND PUBLIC DOCUMENTS ARE POSTED
ON THE DISTRICT'S WEBSITE AT: willowbrookmetro.org**

- I. ADMINISTRATIVE MATTERS:
 - a. Call to Order
 - b. Present Disclosures of Potential Conflicts of Interest
 - c. Solicit Public Comment (for non-agenda items – 3-minute time limit)
 - d. Approval of Agenda
 - e. Review and Approve Minutes of August 21, 2026, Regular Meeting (enclosure)
- II. RESIDENT COMMUNICATION ITEMS:
- III. FINANCIAL/MANAGEMENT ITEMS:
 - a. Review Financial Statements and Cash Position (enclosures)
 - b. Review and Ratify and/or Approve Claims (enclosure)
 - c. Review 2027 Proposed Budget, Reserves, Road Paving Fund Debt and Mill Levy Considerations (enclosure)
- IV. COMMUNICATIONS & OWNER ENGAGEMENT:
 - a. Update on Communications, Privacy and Owner Information Practices
 - b. Update on WBMD Welcome Packet / New Owner Onboarding
 - c. Discuss Publication of Draft Meeting Minutes, Meeting Recordings, and Supplemental AI-Generated Meeting Overviews

- V. RROA COORDINATION MATTERS:
 - a. Other RROA Matters

- VI. PROJECT UPDATES:
 - a. Update Well 3R / GWUDI Evaluation
 - b. Update on Lot 31R Construction / Easement Agreement and ARC Coordination
 - c. Discuss Prospective Cost Recovery for Private Construction / Easement Requests

- VII. WATER OPERATIONS:
 - a. Monthly Operator's Report

- VIII. RANCH OPERATIONS:
 - a. Operations Report
 - b. Pasture Management
 - c. 2026 Haying Plans and Equipment Update
 - d. Horse Coordination and Management / Wildlife-Compatible Fencing Update

- IX. COMMITTEE REPORTS:
 - a. Update on Barn and Community Use Planning
 - b. Update – Stewardship / Wildfire and Community Resilience / ISET Planning
 - c. Security Report / Sheriff's Office Follow-Up (enclosure)

- X. BOARD BUSINESS:
 - a. Resolution to Adopt the Summit County 2026 Hazard Mitigation Plan (enclosure)
 - b. Discussion on Revising District Rules and Regulations
 - c. Update on Engraved Stones / Signage Update / Road Sign Replacement and Community Fundraising (enclosures)
 - d. Board Action Items Review

- XI. LEGAL ITEMS:

- XII. ADJOURNMENT:

The next regular meeting of the Board of Directors of the Willow Brook Metropolitan District is scheduled to be held on December 18, 2026.

RECORD OF PROCEEDING

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF:

WILLOW BROOK METROPOLITAN DISTRICT

Friday, August 21, 2026, 2:00 P.M.

ADMINISTRATIVE ITEMS

The regular meeting of the Board of Directors of the Willow Brook Metropolitan District (the “District”) was called and held via teleconference and in person at The Gate House, 524 Ruby Road, Silverthorne, Colorado, on Friday, August 21, 2026, in accordance with Colorado law. Director Sherwood participated via teleconference and presided remotely. The following Directors were present and confirmed their qualification to serve on the Board:

Mat Sherwood, President
EJ Olbright, Vice President
Jim Hahn, Secretary/Treasurer
Carl Oppedahl, Director
Blake Shutler, Director

Also present were:

Erika Karplus	John Rovick
Cathi Wingate	Randel Lewis
Denise Markham	Ed Levy
Michael Miller	Nan Anderson
Ron Hattin	Maya MacHamer
John Drake	Lisa Lewis
Adam Schor	Carlos Arreola-Karr, District Manager
Marcia Schor	Diane Rodriguez, District Accountant
Alex Wiser	

CALL TO ORDER

A quorum of the Board was present, and the meeting was called to order at approximately 2:00 p.m. by Director Sherwood.

DISCLOSURE OF CONFLICTS OF INTEREST

There were none.

PUBLIC COMMENT

There was no public comment regarding non-agenda items. The Board noted that several residents intended to provide comments later in the meeting regarding horses, barn use, and related RROA coordination matters, and those comments were received under the applicable agenda items.

APPROVAL OF AGENDA

Director Olbright requested that “Horse Coordination and Management” be added under Ranch Operations following the haying and equipment update. Upon motion duly made and seconded, the Board approved the agenda as amended, and the motion carried without objection.

APPROVAL OF MEETING MINUTES

The Board reviewed the April 17, 2026 regular meeting minutes, May 1, 2026 special meeting minutes, and June 19, 2026 regular meeting minutes. Director Oppedahl requested that the April 17 minutes be revised under Access to Correspondence Files to reflect the Board's consensus and direction that CRS develop a practical method for Directors to access District correspondence on an ongoing basis, rather than stating only that no formal action was taken. No revisions were requested to the May 1 minutes.

For the June 19 minutes, Director Oppedahl requested correction of Adam Schor's surname and requested that references to the "Elway Booster Station" be changed to "Emerald Booster Station" or "Booster Station" to avoid unnecessary use of a resident family name. The Board agreed that the facility would be referred to as the Emerald Booster Station going forward, and Mr. Wiser agreed to communicate the naming convention to the District's water-operations team and update related mapping where appropriate. Upon motion duly made and seconded, the Board approved all three sets of minutes as corrected, and the motion carried without objection.

RESIDENT COMMUNICATION ITEMS

CRS reported that no additional resident communications had been received for Board consideration.

FINANCIAL/MANAGEMENT ITEMS

Review Financial Statements and Cash Position: Ms. Rodriguez reviewed the July 31, 2026 financial statements and cash position with the Board. The District reflected approximately \$906,189 in total cash and investments, with a current unrestricted/unallocated balance of approximately \$143,970 after current payables and electronic payments. The Board reviewed activity across the General Fund, General Fund Reserve, Capital Projects/SRF accounts, Water Utility Fund, Road Paving Fund, and Stewardship Fund. Ms. Rodriguez noted that approximately 98% of anticipated property-tax revenue had already been received for the year and that only limited additional property-tax receipts were expected.

The General Fund and General Fund Reserve reflected a combined ending balance of approximately \$356,087. The Board noted that another replenishment to the General Fund Reserve from the Stewardship Fund should be considered during the upcoming budget process. The Capital Projects/SRF accounts reflected a combined ending balance of approximately \$272,639, including activity associated with Well 3R and the SRF debt-service account. The Water Utility Fund reflected a total ending balance of approximately \$128,032, including approximately \$115,656 in the project reserve. The Board reiterated its direction that project-reserve funds not be used without Board authorization. Ms. Rodriguez agreed to review and, if appropriate, reclassify a \$360 GWUDI-related charge that appeared in the project reserve.

The Road Paving Fund reflected an ending balance of approximately \$70,055 after the previously authorized \$100,000 principal payment and related interest. The Board discussed revisiting whether to accelerate payoff of the remaining road debt or re-amortize the balance as part of the next meeting and budget process, particularly in light of the approximately 7% loan interest rate. The Stewardship Fund reflected an ending balance of approximately \$79,376 after the previously budgeted transfer to the General Fund Reserve.

Review and Ratify and/or Approve Claims: Ms. Rodriguez reviewed the August payables packet totaling \$26,840.36. The Board discussed the classification of a Mountain Peak Controls invoice, legal expenses related to review of a homeowner construction/easement agreement, and whether future applicants should be responsible for District legal or engineering costs generated by private construction requests. The Board generally agreed that the cost-recovery issue should be considered prospectively and not imposed retroactively on the current homeowner. Discussion also included the WRA stewardship invoice and the need to confirm the scope and prior authorization for the work. Director Sherwood indicated that he would review the transition history with Mr. Lewis and include Director Oppedahl in the follow-up. Upon motion duly made and seconded, the August claims totaling \$26,840.36 were approved, and the motion carried without objection.

Review and Ratify June 2026 Claims: The Board returned to the June 2026 claims, which had been reviewed through the District's off-cycle process following the June meeting. The June payables packet totaled \$28,346.27.

Upon motion duly made and seconded, the Board approved the July 31 financial statements and cash position and ratified the June 2026 claims as presented. The motion carried without objection.

COMMUNICATIONS & OWNER ENGAGEMENT

Communications, Privacy and Owner Information Practices: Director Sherwood reported that he had begun reviewing the District's communications practices, privacy policies, and methods for collecting, storing, and using owner contact information. He stated that the goal is to establish a more organized and transparent approach to District communications and owner information while avoiding unnecessary collection or circulation of personal data. Director Sherwood indicated that he was working with CRS and Director Hahn and expected to return to the Board with more organized recommendations or policy updates. No formal action was taken.

WBMD Welcome Packet / New Owner Onboarding: Director Sherwood and Ms. Karplus discussed development of a concise new-owner guide that would explain the respective roles of the District and RROA and provide practical information regarding water billing, vehicle access, issue reporting, communication lists, emergency information, and other common questions. Discussion included using QR codes and links so that contact information and online resources can be maintained without repeatedly reprinting the guide. The Board also discussed including information regarding emergency access and the community's equestrian history. Director Sherwood stated that he would continue working with Ms. Karplus and Director Oppedahl on organization and content, with the goal of producing an initial version for community review and a more complete draft for future Board consideration. No formal action was taken.

September 19 Annual Meeting Preparation: The Board discussed preparation for the September 19, 2026 annual meeting to be held in coordination with the RROA annual meeting. Director Sherwood stated that the District presentation should emphasize a high-level explanation of District responsibilities, property taxes, major expenditure categories, current projects, and anticipated future costs rather than reproduce detailed monthly financial statements. He reported that he was preparing a longer-term view of how property taxes and major spending categories have changed over time and invited Board input. Director Oppedahl reported that he had provided a draft combined annual-meeting agenda. Discussion included the need for an early budget outlook from CRS, including the possible effect of road-debt payoff or re-amortization on future mill levies, and the importance of circulating annual-meeting materials sufficiently in advance. No formal action was taken.

RROA COORDINATION MATTERS

Other RROA Matters: Ms. Karplus and community members discussed the return of horses to the common ranch property during the 2026 summer season and the broader role of the barn and equestrian facilities within Ruby Ranch. Several residents expressed support for the presence of horses and described the horses as a valued historic and community feature. Discussion also recognized the need for a clearer, sustainable process addressing horse ownership and boarding, insurance, pasture rotation, water use, barn access, equipment storage, wildlife impacts, and the respective responsibilities of the District, RROA, ranch manager, and participating horse owners.

Adam and Marcia Schor discussed their experience bringing horses back to the ranch and the positive feedback they had received from residents. Denise Markham expressed support for continued horse use and interest in participating in future planning. John Rovick provided historical context regarding prior horse operations and the transition from volunteer committees to a ranch-manager structure, emphasizing the value of a defined process and broad community involvement. Ron Hattin discussed the community's equestrian history and suggested that ranch-produced hay could potentially be used to support horse operations and offset a portion of related costs. Ed Levy and other participants discussed the importance of considering costs, water availability, pasture capacity, and long-term operational responsibilities along with the community benefit of horses. The Board noted that day-to-day horse management would be addressed later under Ranch Operations and that longer-term barn and community-use planning would be discussed under Directors' Items. No formal action was taken under this section.

PROJECT UPDATES

Update Well 3R: Director Olbright reported that the second round of Well 3R groundwater-under-the-direct-influence-of-surface-water testing produced very favorable results. The testing showed no aerobic spores or other biological indicators and received a numerical score of zero, which Director Olbright described as the best possible result for that round. A further testing event is scheduled for September 2026, with additional testing anticipated in spring 2027. Director Olbright explained that if the September results are similarly favorable, the District may be in a position to consider designing treatment comparable to the existing Wells 1 and 2 rather than constructing a separate surface-water-treatment building, subject to CDPHE review and approval. The Board discussed the significant capital, operational, and visual impacts that a separate treatment building would entail.

Director Olbright also reported that current senior water-right calls had required the District to shut off irrigation diversions until further notice. Although the absence of irrigation water entering the aquifer may improve the quality of future GWUDI testing, it also reinforces the importance of water-supply planning. The Board further discussed the water-rights work needed because the original developer had incorrectly identified the well location in prior filings. Director Olbright stated that David Robbins had prepared the necessary application but had not yet filed it; he had asked Mr. Robbins to proceed as soon as possible. Based on the expected water-court timeline and testing process, the District continues to target bringing Well 3R online during 2027. No formal action was taken.

Discussion on Engraved Stones: Director Olbright reported that John Drake had offered to fund, as a donation to the District, engraving of three additional community stones consistent with the previously approved Ruby Ranch sign plan. The proposed locations were the barn, Ruby Road and Emerald Road, and Emerald Road and Pearl Road. The engraving would use the same style and typeface as the existing entry stone. The Board discussed the prior sign-plan approval and the relationship between the permanent stone improvements and the RROA trademark license. Director Oppedahl moved to accept Mr. Drake's donation and approve proceeding with the engravings consistent with the approved sign plan. Upon second, the motion carried without objection. The Board thanked Mr. Drake for the contribution.

Update on New Construction / ARC Coordination: Director Shutler reviewed a proposed agreement associated with improvements on Lot 31R that approach District irrigation facilities, including a ditch and underground lateral. He explained that the agreement had been drafted to protect the District's continuing access, maintenance, repair, replacement, and enlargement rights and that the homeowner had agreed to its terms. The Board discussed the proximity of a retaining wall and proposed construction to the ditch and lateral, whether the existing easement should be expanded on the downhill side to offset area affected by the encroachment, and how future costs created by the private improvements should be allocated.

The Board agreed that an on-site review by District representatives would be useful before the document was finalized. Directors Olbright and Shutler and John Rovick agreed to review the location, with the goal of incorporating an easement adjustment or other final language if warranted while avoiding unnecessary delay to the homeowner's construction. Upon motion duly made and seconded, the Board approved the agreement subject to the final revisions and site review discussed by the Board, and the motion carried without objection. The Board also noted that future construction procedures should more clearly address reimbursement of District legal or engineering review costs generated by private applications.

WATER OPERATIONS

Monthly Operator's Report: Director Olbright and Mr. Wiser reviewed the June and July water-operations reports. The Emerald Booster Station piping work had been completed and the station was operating normally by July. Routine bacteriological samples were negative for total coliform. The Tank 1 drain shutoff valve had failed and was replaced after Mr. Wiser excavated the area with District equipment; the site was then backfilled and restored. The Board also discussed the Silverthorne interconnect, which had been exercised and flushed on July 30. During that work, staff learned that the backflow-prevention inspection was out of date. ORC will coordinate the required testing and future annual inspection so the interconnect is available if needed.

The Board discussed upcoming five-year tank-inspection requirements and supported use of divers rather than camera-only inspection so accumulated sediment can be removed at the same time. The anticipated cost was approximately \$8,000, with work expected in August or September. Water-production and usage information indicated reduced consumption during the emergency restriction period, and the Board generally observed that residents were complying with the prohibition on outdoor use of District water. Director Sherwood stated that he would work with Mr. Wiser on visible reminder signage at community entry points, mailboxes, or trash areas so renters and guests are more likely to see the restrictions. The Board also reviewed the Water Utility Fund's available operating cash and discussed the need to continue monitoring for unexpected repair or leak costs. No formal action was taken.

RANCH OPERATIONS

Operations Report: Mr. Wiser reviewed current ranch operations. Work included clearing vegetation around ditch and headgate facilities to support accurate measurement and future maintenance, operating the District's irrigation ditches until they were shut off on August 18 due to senior water-right calls, and preparing for ditch maintenance once the system is dry. Mr. Wiser also reported that the District handled excavation and backfill for the Tank 1 valve repair internally, received more than 75 tons of recycled asphalt material for future road maintenance, and continued work with the tractor and recently acquired haying equipment. He confirmed that the water-operations team was comfortable using the name Emerald Booster Station and that related GIS information would be updated. Following the haying season, staff intends to focus on locating, marking, exercising, and testing main-line valves and curb stops, including replacement of inoperable valves as needed. No formal action was taken.

Pasture Management: The Board discussed current pasture conditions and horse rotation. Mr. Schor reported that the horses would continue rotating among available fields, with supplemental hay used as needed now that irrigation water had been shut off. Discussion indicated that many dry areas appeared to reflect drought and lack of irrigation rather than excessive grazing and that current pasture acreage remained adequate for the number of horses presently on the ranch. The Board emphasized continued monitoring of forage, water, and wildlife conditions. No formal action was taken.

2026 Haying Plans and Equipment Update: The Board discussed the District's first season performing a larger portion of haying work directly. Mr. Wiser and Mr. Lewis had been working with the tractor, mower, and baler to complete hay production and refine operating procedures. Discussion included use of the resulting hay for ranch operations and horses rather than attempting to sell it at a loss, as well as the ongoing value of haying for pasture management and wildfire mitigation. No additional formal action was taken.

Horse Coordination and Management: At Director Olbright's request, the Board discussed how horse-related decisions would be coordinated following Director Lewis's departure from the Board. Director Olbright and Mr. Schor proposed working together on horse matters, with John Rovick included as appropriate because of his experience and liaison role regarding barn and horse issues. The Board supported that approach. Routine day-to-day matters will continue to be coordinated among Mr. Schor, Mr. Wiser, and Director Olbright, while non-routine or policy-level questions will be brought to the Board as needed.

The Board also discussed temporary addition of two horses, one of which had been brought to the ranch because of a colic-related situation and traveled with a companion. Mr. Lewis reported that water counsel had advised that the existing 2026 arrangement could continue provided applicable lease, insurance, and ownership requirements were satisfied and that the horses remained within the legal framework being used for the current season. The Board discussed water demand and pasture capacity and, by consensus, agreed that the Schors could temporarily increase the number of horses from four to six through October 1, 2026. The Board emphasized that the temporary approval should not be treated as a long-term policy or precedent and that broader horse and barn policies still require review.

Director Olbright also reported that a young elk had recently become entangled in temporary electric-fence ribbon. The fence was removed immediately. The Board discussed the need to balance horse management with wildlife movement and directed that a safer fencing approach be developed. Director Olbright and Mr. Schor agreed to continue working on a wildlife-compatible solution and to coordinate with Mr. Wiser and other knowledgeable residents as appropriate.

Home Address Markers and Emergency Visibility: The Board noted that the emergency-visibility and address-marker topic had been substantially addressed during the earlier discussion of community stone engraving and signage. No separate action was taken.

DIRECTORS' ITEMS

Trademark License Agreement with RROA: The Board reviewed the proposed trademark license governing the District's use of the Ruby Ranch name, logo, and related marks. Mr. Lewis explained that the prior draft had raised a quality-control concern and that attorney Troy Peterson had independently reviewed the issue and agreed that quality-control language should be added. Ms. Karplus had incorporated a concise revision addressing that concern. The Board clarified that the version to be signed was the most recent version containing the added quality-control language, rather than the version included in the prior evening's packet. Discussion also considered the agreement's termination provision and the permanent nature of engraved stone improvements. Mr. Lewis suggested that RROA provide separate written confirmation that the approved stone uses would remain authorized. Upon motion duly made and seconded, the Board approved the revised trademark license agreement, and the motion carried without objection. CRS was directed to circulate the final version for signature.

Revised CRS Management Agreement: The Board reviewed CRS's revised proposal for District management, administration, utility billing, and accounting services. The proposal establishes a fixed monthly fee of \$6,000 beginning September 1, 2026, through December 31, 2027, with annual renewal subject to appropriation and Board approval of applicable fee adjustments. Discussion focused on providing predictable monthly costs while maintaining the District's existing level of service, the treatment of expenses greater than \$250, and services outside the fixed-fee scope. The Board confirmed that out-of-scope work would require prior Board approval and a defined statement of work, and that election services are outside the fixed monthly fee. Upon motion duly made and seconded, the Board approved the revised CRS management agreement, and the motion carried without objection.

Discussion on Revising District Rules and Regulations: Mr. Lewis reported that he had no substantive update on the rules-and-regulations consolidation project but reiterated that the District has accumulated separate water, road, pasture, horse, and other policies over many years that should be reconciled and restated in a clearer, more accessible form. Director Sherwood agreed that the project should remain active and directed CRS to carry the item forward to the next agenda. No formal action was taken.

Stewardship / Wildfire and Community Resilience Activities: Mr. Lewis provided an update regarding wildfire, watershed, open-space, and community-resilience planning. He explained that Summit County's broader Community Wildfire Protection Plan is useful but not sufficiently detailed to address the District's site-specific needs. Summit Fire and the Colorado State Forest Service had expressed willingness to support development of a Willow Brook-specific planning product. Work was also continuing to recover historical mapping and integrate available information into GIS so the District can better identify wildfire, forest, watershed, habitat, and other stewardship priorities.

Mr. Lewis introduced Maya MacHamer of the Institute for Social and Environmental Transition, who described a proposed first phase intended to develop a "plan for the plan." The approximately \$5,000 initial scope would compile existing information, identify appropriate specialists such as forestry, hydrology, ecology, and wildlife professionals, develop alternative scopes and budgets for a broader 2027 stewardship-planning process, and

assist the District in positioning potential grant applications, including possible Colorado Water Plan funding. Ms. MacHamer explained that the broader goal is to translate community priorities into specific projects and a defensible planning document covering wildfire preparedness, watershed and riparian conditions, drought and water resources, wildlife, forest management, and long-term open-space stewardship. The Board discussed the value of a comprehensive plan for both resource management and future grant competitiveness and confirmed that sufficient funding is available in the Stewardship Fund for the initial phase. Director Hahn moved to approve the consulting proposal. Upon second, the motion carried without objection.

Update on Barn and Community Use Planning: Director Sherwood reported that he had been reviewing digitized District records and had identified several separate policies and Board actions affecting tract use, meadow management, horse numbers, grazing, and barn operations, including older policies and the Board's 2026 horse actions. He stated that the current documents are not fully consistent and that the Board would benefit from a more organized policy framework informed by community input before making long-term decisions.

Nan Anderson outlined a community-engagement process that would begin with one or more owner meetings to identify priorities and concerns, review existing policies and physical constraints, and gather input regarding horses, barn functionality, District equipment storage, pasture management, wildlife, and possible community uses. The process could include outreach to Colorado Parks and Wildlife, CSU Extension, and other subject-matter resources where useful. Discussion emphasized that the barn-planning effort is broader than the current horse arrangement and should consider what improvements would be needed for a functional long-term facility, where District equipment would be stored, and how potential uses interact with ranch operations and wildlife. The Board generally agreed to proceed with Ms. Anderson's community-input process before determining whether a standing committee or other formal structure is needed. Ms. Anderson indicated that she would organize a community-wide meeting and use the Gate House, with additional stakeholders invited as appropriate. The Board agreed that the information developed through that process would help guide future policy revisions and long-term barn and tract-use decisions. No formal action was taken.

LEGAL ITEMS

There were no additional legal items for Board consideration.

ADJOURNMENT

There being no further business to come before the Board, a motion was made and seconded to adjourn. The motion carried without objection. The meeting adjourned at approximately 5:20 p.m.

Respectfully submitted,

Secretary of the Board
Willow Brook Metropolitan District

WILLOW BROOK METROPOLITAN DISTRICT
CASH POSITION
Year to Date (YTD) as of September 30, 2026
Adjusted as of October 13, 2026

	InBank	INVESTMENTS								TOTAL ALL ACCOUNTS
		ColoTrust Plus+							Colotrust Yield 3.9534% Edge	
		Average Monthly Yield 3.8908%								
Account Activity Item Description		General	CTF	SRF Loan	InBank Loan	Gen Reserve	Proj Reserve	Funding Lowe		
BEGINNING BANK BALANCE	\$ 32,027	\$ 15,268	\$ 2,819	\$ 211,445	\$ 103,475	\$ 55,708	\$ 65,751	\$ 27,547	\$ 1,647	\$ 515,687
YTD credits - Total deposits, wires and transfers	615,641	777,801	472	40,624	46,761	167,110	39,323	28,602	44	1,716,378
YTD debits - Total vouchers, wires and transfers	(611,930)	(476,438)	-	(48,669)	(107,788)	(40,000)	-	(21,518)	-	(1,306,343)
YTD bank balance	35,738	316,631	3,291	203,400	42,448	182,818	105,074	34,631	1,691	925,722
Transfers	-	(138,799)	-	17,302	29,940	23,410	21,825	46,322	-	-
Less outstanding checks	(13,534)	-	-	-	-	-	-	-	-	(13,534)
Book balance at end of period - agrees to page 2 ending fund allocation	22,204	177,832	3,291	220,702	72,388	206,228	126,899	80,953	1,691	912,188
Less amount restricted for Conservation Trust Funds	-	-	(3,291)	-	-	-	-	-	-	(3,291)
Less amount restricted for debt service	-	-	-	(220,702)	(72,388)	-	-	-	-	(293,090)
Less amount assigned for capital projects	-	(52,091)	-	-	-	-	(126,899)	-	(1,691)	(180,681)
Less amount assigned for Lowe easement	-	-	-	-	-	-	-	(80,953)	-	(80,953)
Less amount restricted for reserves	-	-	-	-	-	(206,228)	-	-	-	(206,228)
Less amount restricted for TABOR	-	(14,700)	-	-	-	-	-	-	-	(14,700)
UNRESTRICTED/UNALLOCATED BALANCE AT END OF PERIOD	22,204	111,041	-	-	-	-	-	-	-	133,245
Current period activity										
Deposits	4,780	-	-	-	-	-	-	-	-	4,780
Restricted	-	-	-	48,669	-	-	-	-	-	48,669
Loan payment	-	-	-	(48,669)	-	-	-	-	-	(48,669)
Transfer	50,000	(50,000)	-	-	-	-	-	-	-	-
Payroll & payroll taxes	(6,818)									
Current payables	(23,788)	-	-	-	-	-	-	-	-	(23,788)
Auto payments	(12,729)	-	-	-	-	-	-	-	-	(12,729)
Total current period adjustments	11,445	(50,000)	-	-	-	-	-	-	-	(31,737)
CURRENT UNRESTRICTED/UNALLOCATED BALANCE	\$ 33,649	\$ 61,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,508

WILLOW BROOK METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
Year to Date (YTD) as of September 30, 2026

Account Activity Item Description	General	Capital Projects	Water	Road Paving	Stewardship	Total All Funds
Beginning fund balances	\$ 28,751	\$ 261,803	\$ 85,542	\$ 104,587	\$ 34,939	\$ 515,622
YTD DEPOSITS						
Conservation trust fund	444	-	-	-	-	444
Interest	5,862	64	-	2,367	951	9,244
Miscellaneous	20,114	-	256	-	-	20,370
Property taxes	414,383	49,567	-	74,926	148,702	687,578
Specific ownership taxes	16,755	1,396	-	2,062	-	20,213
Snow removal	8,943	-	-	-	-	8,943
Tap fees	-	-	71,050	-	-	71,050
Trash service fees	9,257	-	-	-	-	9,257
Water service charges	-	-	78,289	-	-	78,289
Subtotal	475,758	51,027	149,595	79,355	149,653	905,388
Reserve fees	58,037	-	39,217	-	-	97,254
Reserve interest	3,439	5,919	2,513	-	-	11,871
Property taxes - SRF loan	-	43,298	-	-	-	43,298
Specific ownership taxes - SRF loan	-	1,444	-	-	-	1,444
Subtotal	61,476	50,661	41,730	-	-	153,867
Total deposits	537,234	101,688	191,325	79,355	149,653	1,059,255
YTD EXPENDITURES						
General expenditures	(301,157)	(38,169)	(141,972)	(111,554)	(18,639)	(611,491)
Reserve fund expenditures	-	(50,838)	(360)	-	-	(51,198)
Total expenditures and reserves	(301,157)	(89,007)	(142,332)	(111,554)	(18,639)	(662,689)
OTHER FINANCING SOURCES (USES)						
Transfer (to) from other funds	85,000	-	-	-	(85,000)	-
Total other financing sources (uses)	85,000	-	-	-	(85,000)	-
YTD ending available fund balances	\$ 349,828	\$ 274,484	\$ 134,535	\$ 72,388	\$ 80,953	\$ 912,188
COMPONENTS OF FUND BALANCES						
Restricted - General fund reserve	206,228	-	-	-	-	206,228
Restricted - SRF loan	-	220,702	-	-	-	220,702
Restricted - Project fund reserve	-	-	126,899	-	-	126,899
Restricted - InBank loan for road improvements	-	-	-	72,388	-	72,388
Restricted - Well #3	-	53,782	-	-	-	53,782
Restricted - CTF	3,291	-	-	-	-	3,291
Restricted - Lowe Easement	-	-	-	-	80,953	80,953
Restricted - TABOR emergency reserve	14,700	-	-	-	-	14,700
Unassigned	125,609	-	7,636	-	-	133,245
YTD ending fund balances	\$ 349,828	\$ 274,484	\$ 134,535	\$ 72,388	\$ 80,953	\$ 912,188

(page 3)

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Accounts Receivable Reconciliation	Project reserve	Trash removal	Water	Snow	Miscellaneous	Totals
Aging as of 7/31/26	\$ 457	\$ 58	\$ 531	\$ 1,163	\$ -	\$ 2,209
Billing 8/1/26-9/30/26	8,400	1,980	16,205	-	-	26,585
Cash receipts 8/1/26-9/30/26	(8,821)	(2,072)	(16,266)	(2,363)	-	(29,522)
Aging as of 9/30/26	\$ 36	\$ (34)	\$ 470	\$ (1,200)	\$ -	\$ (728)

WILLOW BROOK METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Nine Months Ended September 30, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 75%
REVENUES					
Conservation trust fund	\$ 585	\$ 500	\$ 444	\$ (56)	89%
Interest	8,675	6,000	5,862	(138)	98%
Miscellaneous	86	-	20,114	20,114	-
Property taxes and abatements	397,374	414,894	414,383	(511)	100%
Specific ownership taxes	18,442	31,200	16,755	(14,445)	54%
Snow removal	13,745	24,000	8,943	(15,057)	37%
Trash service fees	11,949	25,000	9,257	(15,743)	37%
Total revenues	450,856	501,594	475,758	(25,836)	95%
EXPENDITURES					
Administrative					
Audit	17,340	3,000	3,248	248	108%
Construction fee reimbursement	-	-	20,000	20,000	-
County treasurer fees	22,442	31,200	23,504	(7,696)	75%
District management and accounting	93,288	85,000	68,824	(16,176)	81%
Election	16,308	-	-	-	-
GIS	-	3,500	-	(3,500)	0%
Insurance and SDA dues	22,450	20,000	980	(19,020)	5%
Legal	16,488	20,000	13,250	(6,750)	66%
Miscellaneous	4,263	2,000	3,407	1,407	170%
Trash removal	30,117	25,000	13,123	(11,877)	52%
Utilities	13,204	18,000	9,997	(8,003)	56%
Website and ADA compliance	-	1,800	1,580	(220)	88%
Weeds	13,780	14,000	6,890	(7,110)	49%
Emergency reserve contribution (3%)	-	14,700	-	(14,700)	0%
Operations and maintenance					
Gate	500	1,200	396	(804)	33%
General maintenance	376	5,000	3,915	(1,085)	78%
Ranch manager					
Salary	72,237	71,749	57,035	(14,714)	79%
Payroll taxes	8,680	5,887	7,113	1,226	121%
Benefits (including bonus, less employee reim)	17,975	21,066	15,561	(5,505)	74%
Back-up support	675	3,883	677	(3,206)	17%
Transition salary and expenses	-	31,334	11,945	(19,389)	38%
Irrigation					
Irrigation/meadow management	-	10,000	-	(10,000)	0%
Hay meadows and fencing					
Hay equipment	1,260	15,000	11,873	(3,127)	79%
Meadow fencing and repairs	-	-	119	119	-
Roads					
Culverts	-	15,000	1,922	(13,078)	13%
Equipment - Kubota Excavator	-	28,000	6,884	(21,116)	25%
Groomer	4,318	4,318	4,318	-	100%
Road Improvements	-	10,000	2,263	(7,737)	23%
Snow plowing salt and sand	-	1,500	-	(1,500)	0%
Truck (including fuel)	16,642	30,000	10,555	(19,445)	35%
Stable - equestrian center					
Consulting fees	-	10,000	-	(10,000)	0%
Stable maintenance and security	2,290	-	1,778	1,778	-
Total expenditures	374,633	502,137	301,157	(200,980)	60%
EXCESS OF EXPENDITURES OVER (UNDER) REVENUES	76,223	(543)	174,601	175,144	-32155%
OTHER FINANCING SOURCES (USES)					
Transfer to capital projects fund	-	(27,500)	-	27,500	-
Transfer to water operations fund	(12,300)	-	-	-	-
Total other financing sources (uses)	(12,300)	(27,500)	-	27,500	0%
NET CHANGE (WITHOUT RESERVE)	63,923	(28,043)	174,601	202,644	-623%
BEGINNING FUND BALANCE (WITHOUT RESERVE)	(94,924)	85,426	(31,001)	(116,427)	-36%
ENDING FUND BALANCE (WITHOUT RESERVE)	(31,001)	57,383	143,600	86,217	250%
GENERAL FUND RESERVE					
Property taxes for general fund reserve fees	53,266	58,108	58,037	(71)	100%
General fund reserve interest	1,498	3,000	3,439	439	115%
Transfer from stewardship fund	-	85,000	85,000	-	-
Total general fund reserve	54,764	146,108	146,476	368	100%
BEGINNING GENERAL FUND RESERVE BALANCE	4,988	61,718	59,752	(1,966)	97%
ENDING GENERAL FUND RESERVE BALANCE	59,752	207,826	206,228	(1,598)	99%
NET CHANGE IN FUND BALANCE	118,687	118,065	321,077	203,012	272%
BEGINNING FUND BALANCE	(89,936)	147,144	28,751	(118,393)	20%
ENDING FUND BALANCE	\$ 28,751	\$ 265,209	\$ 349,828	\$ 84,619	132%

WILLOW BROOK METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Nine Months Ended September 30, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 75%
REVENUES					
Property taxes - Well #3	-	49,973	49,567	(406)	99%
Specific ownership taxes	50,165	2,500	1,396	(1,104)	56%
Interest	2,177	-	64	64	-
Grant	163	-	-	-	-
Total revenues	52,505	52,473	51,027	(1,446)	97%
EXPENDITURES					
County treasurer fees	2,486	2,499	2,477	(22)	99%
InBank loan fuel reduction principal	50,000	-	-	-	0%
InBank loan fuel reduction interest	2,564	-	-	-	0%
Well #3	62,475	100,000	35,692	(64,308)	36%
Total expenditures	117,525	102,499	38,169	(64,330)	37%
EXCESS OF REVENUES OVER EXPENDITURES	(65,020)	(50,026)	12,858	62,884	-26%
OTHER FINANCING SOURCES					
Transfer from general fund	-	27,500	-	(27,500)	-
Total other financing sources	-	27,500	-	(27,500)	-
NET CHANGE (WITHOUT PROJECTS)	(65,020)	(22,526)	12,858	35,384	-57%
BEGINNING FUND BALANCE (WITHOUT PROJECTS)	105,944	22,707	40,924	18,217	180%
ENDING FUND BALANCE (WITHOUT PROJECTS)	40,924	181	53,782	53,601	29714%
SRF Loan - Projects					
Property taxes - SRF loan	101,767	43,651	43,298	(353)	99%
Specific ownership taxes - SRF loan	4,272	2,183	1,444	(739)	66%
Interest - SRF loan	9,617	8,000	5,919	(2,081)	74%
County treasurer fees	(5,061)	(2,183)	(2,169)	14	99%
SRF loan principal	(67,475)	(69,172)	(34,371)	34,801	50%
SRF loan interest	(29,865)	(28,167)	(14,298)	13,869	51%
Ending SRF loan - Projects	13,255	(45,688)	(177)	45,511	0%
BEGINNING FUND BALANCE - PROJECTS	207,624	246,227	220,879	(25,348)	90%
ENDING FUND BALANCE - PROJECTS	220,879	200,539	220,702	20,163	110%
NET CHANGE IN FUND BALANCE	(51,765)	(68,214)	12,681	80,895	-19%
BEGINNING FUND BALANCE	313,568	268,934	261,803	(7,131)	97%
ENDING FUND BALANCE	\$ 261,803	\$ 200,720	\$ 274,484	\$ 73,764	137%

WILLOW BROOK METROPOLITAN DISTRICT
WATER UTILITY FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Nine Months Ended September 30, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 75%
REVENUES					
Water service charges	\$ 67,888	\$ 183,000	\$ 78,289	\$ (104,711)	43%
Matching grant - meters	6,500	-	-	-	-
Miscellaneous	180	-	256	256	-
Tap Fees	-	-	71,050	71,050	-
Total revenues	74,568	183,000	149,595	(33,405)	82%
EXPENDITURES					
Maintenance contract	28,415	35,000	26,400	(8,600)	75%
Ranch manager salary/benefits	28,465	38,545	31,127	(7,418)	81%
New meter installation	589	-	-	-	-
Annual fire hydrant maintenance	-	720	-	(720)	0%
Repairs and maintenance	22,342	25,000	72,732	47,732	291%
Tap agreement expense	-	-	9,476	9,476	0%
Utilities - Town of Silverthorne	109	205	(13)	(218)	-6%
Utility billing	2,500	3,000	2,250	(750)	75%
Water testing	4,445	7,000	-	(7,000)	0%
Total expenditures	86,865	109,470	141,972	32,502	130%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(12,297)	73,530	7,623	(65,907)	10%
OTHER FINANCING SOURCES (USES)					
Transfer from general fund	12,300	-	-	-	-
Total other financing sources (uses)	12,300	-	-	-	0%
NET CHANGE (WITHOUT RESERVE)	3	73,530	7,623	(65,907)	10%
BEGINNING FUND BALANCE (WITHOUT RESERVE)	10	444	13	(431)	3%
ENDING FUND BALANCE (WITHOUT RESERVE)	13	73,974	7,636	(66,338)	10%
PROJECT FUND RESERVE					
Project reserve fee (\$75/month)	47,980	49,500	39,217	(10,283)	79%
Project reserve interest	1,434	500	2,513	2,013	-
GWUDI assessment (Well No 1-R)	(1,001)	-	(360)	(360)	-
Total project fund reserve	48,413	50,000	41,370	(8,630)	83%
BEGINNING PROJECT FUND RESERVE BALANCE	37,116	67,077	85,529	18,452	128%
ENDING PROJECT FUND RESERVE BALANCE	85,529	117,077	126,899	9,822	108%
NET CHANGE IN FUND BALANCE	48,416	123,530	48,993	(74,537)	40%
BEGINNING FUND BALANCE	37,126	67,521	85,542	18,021	127%
ENDING FUND BALANCE	\$ 85,542	\$ 191,051	\$ 134,535	\$ (56,516)	70%

WILLOW BROOK METROPOLITAN DISTRICT
ROAD PAVING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Nine Months Ended September 30, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 75%
REVENUES					
Property taxes - road paving	\$ 58,178	\$ 75,541	\$ 74,926	\$ (615)	99%
Specific ownership taxes	2,666	3,800	2,062	(1,738)	54%
Interest	5,234	2,500	2,367	(133)	95%
Total revenues	<u>66,078</u>	<u>81,841</u>	<u>79,355</u>	<u>(2,486)</u>	<u>97%</u>
EXPENDITURES					
County treasurer fees	2,984	3,800	3,766	(34)	99%
InBank loan payment principal	55,000	55,000	100,000	45,000	182%
InBank loan payment interest	15,306	8,800	7,788	(1,012)	89%
Total expenditures	<u>73,290</u>	<u>67,600</u>	<u>111,554</u>	<u>43,954</u>	<u>165%</u>
NET CHANGE IN FUND BALANCE	(7,212)	14,241	(32,199)	(46,440)	-226%
BEGINNING FUND BALANCE	<u>111,799</u>	<u>51,397</u>	<u>104,587</u>	<u>53,190</u>	<u>203%</u>
ENDING FUND BALANCE	<u>\$ 104,587</u>	<u>\$ 65,638</u>	<u>\$ 72,388</u>	<u>\$ 6,750</u>	<u>110%</u>

WILLOW BROOK METROPOLITAN DISTRICT
STEWARDSHIP FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
Budget vs Actual
For the Nine Months Ended September 30, 2026
With Comparative Amounts for the Year Ended December 31, 2025
Unaudited

	2025 Actual Cash Basis	2026 Budget Modified Accrual	YTD Actual Cash Basis	YTD Variance Over (Under)	Percent of Budget YTD 75%
REVENUES					
Property taxes - stewardship	\$ -	\$ 149,920	\$ 148,702	\$ (1,218)	99%
Contributions	47,500	-	-	-	-
Interest	-	500	951	451	-
Total revenues	<u>47,500</u>	<u>150,420</u>	<u>149,653</u>	<u>(767)</u>	<u>99%</u>
EXPENDITURES					
County treasurer fees	-	-	7,432	7,432	0%
Consulting	-	50,000	11,207	(38,793)	22%
Legal	12,561	15,000	-	(15,000)	0%
Total expenditures	<u>12,561</u>	<u>65,000</u>	<u>18,639</u>	<u>(46,361)</u>	<u>29%</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>34,939</u>	<u>85,420</u>	<u>131,014</u>	<u>45,594</u>	<u>153%</u>
OTHER FINANCING USES					
Transfer to general fund reserve	-	(85,000)	(85,000)	-	-
Total other financing uses	<u>-</u>	<u>(85,000)</u>	<u>(85,000)</u>	<u>-</u>	<u>1.00</u>
NET CHANGE IN FUND BALANCE	<u>34,939</u>	<u>420</u>	<u>46,014</u>	<u>45,594</u>	<u>10956%</u>
BEGINNING FUND BALANCE	<u>-</u>	<u>27,500</u>	<u>34,939</u>	<u>7,439</u>	<u>127%</u>
ENDING FUND BALANCE	<u><u>\$ 34,939</u></u>	<u><u>\$ 27,920</u></u>	<u><u>\$ 80,953</u></u>	<u><u>\$ 53,033</u></u>	<u><u>290%</u></u>

Payables Invoices
Willow Brook Metropolitan District
October 2026

Current Payables					
Invoice #	Date of Service	Vendor	Description	Itemized	Amount Due
Reimburse 09.30.26	9/30/2026	Alex Wiser	Truck		\$ 32.90
59459	9/15/2026	BBA Water Consultants	Well #3		\$ 230.25
27WC-60131-2491	9/29/2026	Colorado Special District P&L	2027 Insurance		\$ 5,359.00
1706	9/23/2026	Colorado Stoneworks	Repairs and Maintenance		\$ 3,840.12
31444	7/31/2026	JVA, Inc	Well #3		\$ 416.00
274165	9/30/2026	ORC Water Professionals	Maintenance Contract	\$ 2,640.00	
			Repairs and Maintenance	\$ 7,047.91	
					\$ 9,687.91
1246	6/1/2026	Triton Wireless	Miscellaneous		\$ 1,368.00
8000073233	9/30/2026	Vail Health Hospital	Drug Screen		\$ 74.00
51157	9/30/2026	WBA	Legal		\$ 175.44
340464-61562	10/6/2026	WRA, Inc	Stewardship-consulting		\$ 2,604.07
Total					\$ 23,787.69

Electronic payments including ACH payments and Wire transfers					
Invoice #	Date of Service	Vendor	Description	Itemized	Amount Due
265124937357 10.26	10/6/2026	AT&T	Wireless		\$ 160.94
INV 0085942	9/14/2026	CEBT Payment	Benefits		\$ 1,249.86
10.05.26	10/5/2026	Central Tax-Exempt Investments, LLC	Excavator Principal	\$ 906.35	
			Excavator Interest	\$ 240.94	
					\$ 1,147.29
0854225 10.26	9/25/2026	Comcast	Utilities		\$ 203.98
09.30.26	9/30/2026	CRS of Colorado	District Management and Accounting	\$ 5,750.00	
			Water Billing	\$ 250.00	
					\$ 6,000.00
5699747009	9/30/2026	Google	Miscellaneous		\$ 200.73
09.30.26 STMT	9/30/2026	InBank Credit Card	Truck	\$ 561.51	
			Repairs and Maintenance	\$ 1,126.96	
			Miscellaneous	\$ 28.68	
			Repairs and Maintenance	\$ 66.47	
					\$ 1,783.62
1599.01 09.26	9/30/2026	Town of Silverthorne	Utilities		\$ 12.73
0749736-1190-3	9/29/2026	Waste Management	Trash Removal		\$ 1,622.25
996662403	9/25/2026	Xcel	Utilities	\$ 329.14	
997144364	9/29/2026	Xcel	Utilities	\$ 18.27	
					\$ 347.41
Total					\$ 12,728.81

GRAND TOTAL \$ 36,516.50

APPROVAL

NAME	SIGNATURE	DATE
President Mat Sherwood Mathew_sherwood@wbmetro.org		
Vice-President E. J. Olbright ejo@wbmetro.org		

**RESOLUTION
OF THE BOARDS OF DIRECTORS OF
WILLOW BROOK METROPOLITAN DISTRICT**

ADOPTING THE SUMMIT COUNTY HAZARD MITIGATION PLAN

WHEREAS, the Willow Brook Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered with the management, control, and supervision of all the business and affairs of the District; and

WHEREAS, the District recognizes the threat that natural hazards pose to people and property within the boundaries of the District; and

WHEREAS, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

WHEREAS, an adopted hazard mitigation plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

WHEREAS, the District is within the Planning Area of the Summit County Hazard Mitigation Plan, and fully participated in the mitigation planning process with Summit County, Colorado, under the supervision of the Colorado Office of Homeland Security, to prepare the Summit County Hazard Mitigation Plan; and

WHEREAS, Colorado Department of Homeland Security and Emergency Management and Federal Emergency Management Agency, Region VIII officials have reviewed the Summit County Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governing body.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. The Board of the District hereby adopts the Summit County Hazard Mitigation Plan, as an official Hazard Mitigation Plan.

2. The Board approves Summit County Emergency Management submitting this Resolution to Colorado Department of Homeland Security and Emergency Management and Federal Emergency Management Agency, Region VIII officials to enable the final approval of the District’s Hazard Mitigation Plan.

ADOPTED OCTOBER 16, 2026

DISTRICT:

**WILLOW BROOK METROPOLITAN
DISTRICT**, a quasi-municipal corporation and
political subdivisions of the State of Colorado

By:

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District





RUBY RANCH

**PLEASE
CONSERVE
WATER**



RUBY RANCH

**PLEASE
CONSERVE
WATER**



**Scan for current
watering rules**

[willowbrookmetro.org/be-
waterwise](http://willowbrookmetro.org/be-waterwise)

Thank you, John Drake!

A generous gift. A lasting contribution to our neighborhood.



Ruby Barn



Emerald Road / Pearl Road



Ruby Road / Emerald Road

Dear Neighbors,

Please join the Willow Brook Metropolitan District (WBMD) in giving a heartfelt thank-you to our neighbor **John Drake**. John's generous donation to WBMD made the stone signs pictured above possible. These handsome markers complement our mountain setting and reflect the care our neighbors bring to this community.

John, thank you for helping make our neighborhood more welcoming and for inspiring what we can accomplish together.

LET'S REPLACE ALL OUR ROAD SIGNS

Fundraising goal: \$TBD

Building on John's generosity, we invite neighbors to help fund the replacement of **all road signs throughout WBMD**. Together, voluntary donations can make this project possible. As you plan your annual giving, please consider a gift of any size to support this lasting community improvement.

To contribute or learn more: [WBMD contact name / email / phone]

Donation instructions: [Payment link or mailing instructions]

With gratitude, **The WBMD Board of Directors**

Gifts to governmental units made exclusively for public purposes may be tax-deductible. Consult your tax adviser about eligibility and documentation. IRS guidance: [Governmental information letter](#).