

## **WESTWOOD METROPOLITAN DISTRICT Special Board Meeting Minutes**

Meeting Date: Tuesday January 06, 2026

Meeting Time: 5:36pm to 6:12pm

Meeting Location: Online

### **I. Roll Call (5:36pm)**

A special meeting of the Board of Directors of the Westwood Metropolitan District (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Drew Wells	President	Present
Daisy Allen		Present
Janice Wheeler		Present
Vacancy		N/A
Vacancy		N/A

Also, in attendance was Charles Wolfersberger and Annemarie Tucker (Wolfersberger, LLC) and Paul Rufien (Paul Rufien, PC). No homeowners were in attendance.

### **II. Call to Order**

The meeting was called to order by Director Wells who noted that a quorum of the Board was present and the Directors had confirmed their qualification to serve, the meeting notice was duly posted on the District’s website and therefore called the special meeting of the Board of Directors of the Westwood Metropolitan District to order.

### **III. Disclosure Matters**

The Board noted that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed no conflicts of interest.

### **IV. Administrative and Contractual Matters**

- 1) Review and approve meeting agenda: The Board reviewed the agenda as presented by Director Wells. Director Wells moved to approve the agenda as presented. Director Wheeler seconded the motion and the Board voted 3-0 to approve the agenda.
- 2) Review and consider minutes from the November 18, 2025 board meeting: The Board deferred this agenda item to the next board meeting.

**V. Public Comments – None**

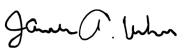
**VI. Director Matters – None**

**VII. Financial and Contractual Matters**

- 1) Review and consider management/accounting contract from Wolfersberger, LLC: Mr. Wolfersberger and Ms. Tucker reviewed with the Board the engagement letter with Wolfersberger, LLC and discussed with the Board the services Wolfersberger, LLC could provide to the District. Director Wells motioned to approve the engagement letter as presented. Director Wheeler seconded the motion, and the Board voted 3-0 to approve the motion.
- 2) Review and consider legal service contract from Paul Rufien, PC: Mr. Rufien reviewed with the Board the engagement letter with Rufien Law, PC and discussed with the Board the legal services Mr. Rufien could provide to the District. Director Wells motioned to approve the engagement letter as presented. Director Allen seconded the motion, and the Board voted 3-0 to approve the motion.
- 3) Review and consider termination of current service contract with Simmons & Wheeler: The Board reviewed and discussed whether to terminate the management and accounting service contract with Simmons & Wheeler. Director Wells motioned to terminate the contract with Simmons & Wheeler effective immediately. Director Wheeler seconded the motion and the Board voted 3-0 approving the motion.
- 4) Review and consider termination of current service contract with White Bear Ankele: The Board reviewed and discussed whether to terminate White Bear Ankele as general counsel representing the District. Director Wells motioned to terminate the service contract with White Bear Ankele effective immediately. Director Wheeler seconded the motion and the Board voted 3-0 approving the motion.

**VIII. Adjournment (6:12pm)**

There being no further business to come before the Board, and upon motion duly made by Director Wells, seconded by Director Wheeler and unanimously carried, the meeting was adjourned.

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Secretary JANICE WHEELER

1/16/2026  
Date