

DANCING WILLOWS METROPOLITAN DISTRICT Annual Townhall Board Meeting Minutes

Meeting Date: Thursday December 04, 2025

Meeting Time: 6:33pm to 6:53pm

Meeting Location: Dancing Willows Clubhouse (11893 West Long Circle Littleton, CO 80127)

I. Roll Call (6:33 pm)

An annual townhall meeting of the Board of Directors of the Dancing Willows Metro 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
Susan Robitaille	President	Present
Fayre Ruszczuk	Vice President	Present
Linda Rohlman	Treasurer	Present
Bill Kaseman	Secretary	Present
Vacancy		Present

Also, in attendance was Charles Wolfersberger and Jennifer Brink (District Manager) with Wolfersberger LLC; Ashley Dorey and Marcos (Colorado resource Services); and the following homeowners: (1) Karen Kaseman (12311 W Ida Pl), (2) Bob Vessels (5774 S Vivian St), (3) Carol Swowlez (5811 S Union terrace), (4) Alan Kennedy (5837 S Vivian Way, (5) Mary Coyle (11962 W Long Cir #204), (6) Marcia Garcia (11923 W Long Cir #104), (7) Gloria Stemetz (5707 S Urban Ct), (8) Carol and Clint Flyson (5735 S Union Ln) (9) Thane Weigel (11932 W Long Cir #103), (10) Doug Cox (11923 W Long Cir #203), (11) John Guthmann (5781 S Union Ter), (12) Joelyn Strushnenez (11972 W Long Cir #102) (13) Kay Jackson 11952 W Long Cir and (14) Ronald Molenaar (5735 S Union Ct).

II. Call to Order

The meeting was called to order by Director Robitaille. Director Robitaille noted that a quorum of the Board was present and the Directors confirmed their qualification to serve, the meeting notice was duly posted on the District’s website and, therefore, called the annual townhall meeting of the District to order.

III. Disclosure Matters

The District Manager reminded the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to discussing any topics at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed no conflicts of interest.

IV. Introductions

The Board President welcomed those in attendance and introduced the Board members and District Manager.

V. Year in Review

The District Manager briefly covered the following information:

- the proposed 2026 budget
- the District’s 2026 estimated annual revenues and expenditures
- the District’s current outstanding debt, interest rate and payoff terms

The District Manager also noted the District has not entered into any contracts to construct public infrastructure and does not plan to enter into any such construction contracts in 2026.

VI. Public Comments – Bob suggested paying extra on the bonds, build up the reserves for added expenses and possibly pay off the bonds early if possible.

VII. Adjournment (6:53pm)

Upon motion duly made by Director Robitaille and unanimously carried, the meeting was adjourned. The next regular board meeting will be held at 5:30pm on Thursday March 12, 2026 at the Dancing Willows Clubhouse (11893 West Long Circle Littleton, CO 80127)

Signed by: <i>William K Kaseman</i>	3/17/2026
<small>D4F1F88484A6493...</small> Secretary	Date