SPECIAL BOARD MEETING MINUTES OF THE BOARD OF DIRECTORS OF THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 1 & 2 HELD OCTOBER 14, 2025 AT 10:00 AM

Pursuant to posted notice, the special meeting of the Board of Directors of the Waterview North Metropolitan District No. 1 & 2 was held on Monday, October 14, 2025, at 10:00 a.m. at 15 S. Wahsatch and remotely via tele/videoconference
https://video.cloudoffice.avaya.com/join/724993233
United States: +1 (213) 463-4500
Access Code: 724993233

Attendance:
In attendance were Directors:

P.A. Koscielski,	President
Charles Cothern,	Treasurer
Ray O'Sullivan,	Secretary
Heath Herber,	Assistant Secretary
Steve Hammers,	Assistant Secretary

Also in attendance were:

Danielle Daigle-Chavez,	WSDM Managers
Erin Stutz,	WBA, P.C.
Rebecca Harris,	WSDM Managers
Barrett Marrocco,	The Connextion Group
Paul Broussard,	Member of the Public

1. Call to Order: The meeting was called to order at 10:12 am by Ms. Daigle-Chavez.

2. Declaration of quorum/Director Qualifications/Disclosure Matters: Ms. Daigle-Chavez advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Daigle-Chavez reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board(s) at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Daigle-Chavez inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.

3. Combined Meetings: The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

4. Approval of Agenda: After review, President Koscielski motioned to approve the Agenda as presented, seconded by Director Cothern, and the motion passed unanimously.

5. Public Comment: No members of the public were present.

6. Consent Agenda:

    a. Approval of Minutes from the Special Meeting on July 21, 2025.
    b. Approval of Payables through October 14, 2025
    c. Accept unaudited Financial Statements through September 30, 2025. After review, President Koscielski motioned to approve the Consent Agenda as presented, seconded by Director Cothern, and the motion passed unanimously.

7. Legal Matters:

    a. (District No. 1) Review Cost Certification Report No. 5 and Adopt Resolution Regarding Acceptance of District Eligible Costs. After the Board's review and discussion, President Koscielski motioned to approve Cost Certification No. 5 in the amount of $69,257.25 and adopt the Resolution subject to receipt of the final engineering report, seconded by Director Cothern, and the motion passed unanimously.
    b. Discuss Private Placement Bonds. The Board engaged in discussion regarding private placement bonds. The Board deferred the matter for a later date.
    c. Discuss Status of Lift Station Intragovernmental Agreement. Director Cothern noted that the Board is waiting for final approval from CSU and the project has a tentative completion date of July of 2026.
    d. Discuss Potential Amendment to Infrastructure Acquisition and Reimbursement Agreement. The Board engaged in discussion regarding amending CPR Entitlement's current agreement with Veteran's Villas and Waterview Commercial Developers. No action was taken.
    e. Discuss Funding and Reimbursement Agreements. Director O'Sullivan noted that additional advances will be required for the current year. The Board directed WSDM Managers to facilitate a new developer advance request for the Board's review.
    f. Discuss Status of Exclusion of Property from Security Fire Protection District. Director O'Sullivan provided an update, noting Security Fire Protection District's next meeting on the matter is scheduled for November 11, 2025.

8. Other Business:

    a. District No. 2 Annual Meeting November 10, 2025, at 10:00 am. Ms. Stutz noted an Annual Meeting will not be necessary as the Districts currently have no residents.
    b. Joint Regular Meeting: November 10, 2025, at 10:30 am.

9. Adjourn. Director O'Sullivan motioned to adjourn the meeting at 11:03 am, seconded by President Koscielski, and the motion passed unanimously.

Danielle Vaigle-Chavez

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 14, 2025, SPECIAL MEETING MINUTES OF THE WATERVIEW NORTH METROPOLITAN DISTRICTS NO. 1 & 2.

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Approved by: Secretary of the Board