

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
VALLEY MAINTENANCE CORPORATION
HELD FEBRUARY 10, 2026
AT 4:00 P.M.**

Pursuant to posted notice, the Regular Meeting of the Board of Directors of the Valley Maintenance Corporation was held on February 19, 2026, at 6:30 p.m. via tele/videoconference.

Attendance:

In attendance were Directors:

Bill Burton	President
Greg Koetter	Vice President
Sarah Gooding	Treasurer
Jay Oliver	Secretary
Leonard Miller	Secretary
Vacant	Secretary
Vacant	Secretary

Directors absent:

Also, in attendance were:

Amber Hardekopf	Wisdom Management
Rebecca Harris	Wisdom Management
Kenny Case	Case Water Treatment

1. Call to Order

Ms. Hardekopf called the meeting to order at 6:32 p.m.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

Each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. No additional disclosures were noted.

3. Approval of the Agenda

Director Gooding would like to add item 2e to review her accounting report. Director Oliver moved to approve the agenda as amended; seconded by Director Koetter. Motion passed unanimously.

4. Approval of January 15, 2026 Regular Meeting Minutes

After review, Director Gooding moved to approve the meeting minutes as presented; seconded by Director Koetter. Motion passed unanimously.

5. Financial Matters

- a. Consider approval of Unaudited Financial Statements as of January 31, 2026
After review. Director Gooding moved to approve the unaudited financials as presented; seconded by Director Oliver. Motion passed unanimously.
- b. Ratify and consider approval of Payables through February 19, 2026
Ms. Hardekopf amended the payables to include Galloway and Company, LLC Invoice number 165072 for the amount of \$1,983.70, and advised of a credit applied to Mailing Services Inc. invoice number 21370 for \$103.20 bringing the new balance for that invoice to \$127.28. Director Gooding moved to approve the amended payables; seconded by Director Koetter. Motion passed unanimously.
- c. Review of Billing and Collections
Ms. Hardekopf reviewed the billing and collections status for January.
- d. Vectra Checking Account
 - i. Cancel outgoing ACH payment services – After discussion, Director Oliver moved to approve cancelation of outgoing ACH payments; seconded by Director Koetter. Motion passed unanimously.
 - ii. Enable wire transfers for future outgoing payments – After Discussion, Director Koetter moved to approve enabling outgoing wire transfers; seconded by Director Oliver. Motion passed unanimously.
 - iii. Enable paperless statements – After discussion, Director Koetter moved to approve paperless statements; seconded by Director Oliver. Motion passed unanimously.
 - iv. Switch autopay from ECB to Vectra checking account – Director Gooding advised on the benefit to having all incoming and outgoing payments from the Vectra banking account. Director Oliver moved to approve the switch to Vectra; seconded by Director Koetter. Motion passed unanimously.
- e. Accounting Report
Director Gooding provided a comprehensive report on all banking accounts and financial holdings to support the Board’s review of the referenced matters.

6. Management Matters

Ms. Hardekopf advised the board of the brand change from WSDM Managers to Wisdom Management.

7. Operations

- a. Status of Current Capital Projects – Director Miller inquired whether the most recent tank inspections identified any capacity concerns. Mr. Case clarified that the inspections assess only the structural integrity of the tank and do not include a capacity evaluation. Director Miller then provided an update on the System 2 tank project with Galloway Company, and the Board engaged in a discussion regarding potential tank options and possible site locations.
- b. Open Directors seats – President Burton noted that the Board has received minimal interest in filling



the two vacant Board positions. Ms. Hardekopf suggested adding a notice to the website to better inform residents of the open Director positions and encourage participation

8. Adjournment:

Director Oliver moved to adjourn the meeting at 8:08 p.m.; seconded by Director Gooding. Motion passed unanimously.

- a. Next Regular Meeting scheduled: Regular Board Meeting March 19, 2026, at 6:30 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 19, 2026 REGULAR MEETING MINUTES OF THE VALLEY MAINTENANCE CORPORATION.

Approved by: Secretary of the Board