

MINUTES OF THE JOINT SPECIAL MEETING OF THE BOARDS OF
DIRECTORS OF WATERS' EDGE METROPOLITAN DISTRICT
NOS. 1 & 2

Held: Tuesday, October 8, 2025, at 3:30 p.m.
Via Teleconference

Attendance

The joint special meeting of the Boards of Directors of the Waters' Edge Metropolitan District Nos. 1 & 2 was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following directors, having confirmed their qualification to serve on the Boards, were in attendance:

Joe Knopinski, President District No. 1 and Assistant Secretary for District No. 2
Joan Ivaska, President District No. 2
Anne T. Dupont, Treasurer/Secretary District No. 2
John W. Bales Jr., Assistant Secretary District No. 2
Steven Lenz, Assistant Secretary District No. 2

The following Directors were absent (*absence excused*):

Todd Johnson, Treasurer District No. 1
Eric Pearson, Assistant Secretary District No. 1

Also present were: Justin Janca, District Manager, and Kaitlin Frey, Compliance Officer, Public Alliance LLC; Robert Rogers, Esq., WBA, P.C., District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; and members of the public.

Call to Order

It was noted that a quorum of the Board for District No. 1 was not present.

It was noted that a quorum of the Board for District No. 2 was present, and the meeting was called to order at 3:31 p.m. by Director Ivaska.

**Conflict of Interest
Disclosures/Director
Qualifications**

Mr. Rogers advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rogers reported that disclosures for those directors that provided WBA, P.C. with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Rogers inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Director Ivaska presented District No. 2's Board with the agenda for the meeting for consideration.

Following discussion, upon a motion duly made by Director Ivaska and seconded by Director Dupont, the Board of District No. 2 unanimously approved the agenda, as amended.

Director Matters

Committee Updates: *Social Committee:* Director Dupont reported that the September block party was enjoyed by many residents from the community. She also reported that the Social Committee is committed to continuing event success. She noted that planning is underway for the 2026 event season. Director Ivaska also expressed appreciation to the Social Committee for such a successful event.

Design Review Committee: Director Ivaska reported on the status of ongoing DRC work with the Developer's team related to the Learning Center design and furniture selection.

Management Matters

Management Report: Mr. Janca presented the Manager's Report.

Introduction of New Compliance Coordinator: Mr. Janca introduced Kaitlin Frey to the Community. Ms. Frey noted that she is excited to be working with the Districts.

Migration of Covenant Enforcement and Design Review to SmartWebs: Mr. Janca presented the benefits of the platform and its operational capabilities. The Board was receptive to the platform but would like defined cost information before approving engagement.

Landscaping Matters:

Irrigation Winterization: Mr. Janca discussed the winterization process and schedule with the Board.

Pond Reports: Mr. Janca discussed the pond reports and viable paths forward for maintenance and repairs.

Gangway & Windward Mowing: Mr. Janca discussed the mowing of the native spaces between the homes and increased service in this area for the 2026 landscape season.

2026 Landscaping Scope: Mr. Janca discussed the scope of the 2026 landscaping services. Directors confirmed that the scope was comprehensive after the inclusion of weed mitigation between Gangway and Windward was outlined. It was noted that the end date of the existing landscape contract will align with the start of the new contract to avoid any lapse of services.

Public Comment

- a. Director Ivaska presented a prepared statement concerning the timeline of amenity installations and related resident feedback.
- b. Kyle Vasby inquired about the 2024 Final Audit and when it will be available for review. Ms. Wheeler noted that it will be completed in the near future.
- c. John Aydelotte inquired about when the dead trees and plant materials will be replaced. Mr. Janca noted that any replacements will be handled after a landscaping contractor has been selected. He noted that late spring of 2026 is the most likely replacement period due to improved plant selection, plant health, and an active irrigation system.
- d. Barbara Dickson inquired about any legal recourses available for the delay in amenity installation? Director Ivaska noted that the District has limited legal recourse and Mr. Rogers confirmed noting that the District's governing documents do not provide a cause of action.
- e. Rick Sojda requested the Board consider leveraging homeowner expertise when considering landscape and maintenance changes, specifically Flourish Park. Director Ivaska noted that the District does not own the property in question and does not have authority to maintain the landscaping.

Financial Matters

Claims: Ms. Wheeler presented the claims for the period ending October 2, 2025, in the amount of \$31,253.58. No action was taken by the Board.

2026 Budget: Ms. Wheeler presented that 2026 draft Budget. Mr. Janca noted that Boulder Creek Neighborhood lots are going to begin builder's assessments which will relieve some of the District's financial pressures.

Legal Matters

None.

Executive Session

No executive session was needed.

Other Business

Next regular meeting and 2026 budget hearing on November 19, 2025 at 2:00 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting District No. 2