

**WATERS' EDGE METROPOLITAN DISTRICTS NOS. 1 & 2**  
**NOTICE OF JOINT SPECIAL MEETING**

July 22, 2025, 4:00 p.m.

*This meeting will be held by teleconferencing and can be joined through the directions below:*

Join Zoom Meeting:

<https://zoom.us/j/5657009011>

Meeting ID: 565 700 9011

One tap mobile: +17193594580

**Board of Directors, District No. 1**

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Joe Knopinski, President	Term Expires May 2029
Todd Johnson, Treasurer	Term Expires May 2029
Eric Pearson, Assistant Secretary	Term Expires May 2027
Vacant	Term Expires May 2029
Vacant	Term Expires May 2027

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**Board of Directors, District No. 2**

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Joan Ivaska, President	Term Expires May 2029
Anne Teresa Dupont, Treasurer/Secretary	Term Expires May 2029
Joe Knopinski, Assistant Secretary	Term Expires May 2027
Steven Lenz, Assistant Secretary	Term Expires May 2029
John W. Bales Jr., Assistant Secretary	Term Expires May 2027

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**1. ADMINISTRATIVE MATTERS**

- a. Call to Order
- b. Declaration of Quorum and Confirmation of Director Qualifications
- c. Reaffirmation of Disclosures of Potential or Existing Conflicts of Interest
- d. Approval of Agenda

**2. PUBLIC COMMENT** (Comments limited to three minutes per person)

**3. DIRECTOR MATTERS**

- a. Discuss and Consider Formation and Appointment of a Covenant Enforcement Committee
- b. Committee Updates
  - i. Social Committee
  - ii. Design Review Committee

**4. CONSENT AGENDA ITEMS** (These items are routine and will be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.)

- a. Approval of June 18, 2025 Joint Special Meeting Minutes (enclosure).
- b. Approval of June 18, 2025 Annual Meeting Minutes (enclosure).

**5. FINANCIAL MATTERS**

- a. Ratification of Claims (enclosure).

**6. LEGAL MATTERS**

- a. Clarity on members, including district board or community reps on limited use HOA Board.
- b. Consider Adoption of Resolution Approving Amendment to Design Guidelines. (enclosure).

**7. MANAGEMENT MATTERS**

- a. Management Report (enclosure).
- b. Community Update Schedule
- c. Discussion of Proposed Changes to Covenant Fees for Non-Compliance (enclosure).
- d. Discussion of Spring Landscaping Matters
  - i. Fertilization, Aeration and Mowing
  - ii. Gangway Path Clean-up
  - iii. Areas for Potential Reseed
  - iv. Plant Replacement Schedule
  - v. Amenity Groundbreaking Schedule
  - vi. Plan for Morningstar Median Landscape Revision

**8. EXECUTIVE SESSION**

- a. If needed, Executive Session of the Boards of Directors for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to the non-potable water system in the District.

**9. OTHER BUSINESS**

**10. ADJOURN**