

**WATERS' EDGE METROPOLITAN DISTRICT
NOS. 1 & 2**

NOTICE OF JOINT SPECIAL MEETING

May 13, 2026, 3:00 p.m.

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

Join Zoom Meeting
<https://zoom.us/j/88221404776>
Meeting ID: 882 2140 4776
One tap mobile
+17193594580,,88221404776#

Board of Directors, District No. 1

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

Board of Directors, District No. 2

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

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. DIRECTOR MATTERS

- a. Committee Updates (District No. 2)
 - i. Social Committee
 - ii. Design Review Committee

3. 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 Minutes from April 6, 2026 Regular Meeting (enclosure).
- b. Ratification of Claims (District No. 1) (enclosure).

- c. Ratification of Notice of Termination with Mill Brothers Landscape and Nursery (District No. 1) (enclosure).
- d. Approval of First Addendum to Independent Contractor Agreement for Irrigation Repair Services with Lindgren Landscaping and Irrigation, Inc. (District No. 1) (enclosure).
- e. Ratification of Engagement Letter with Altitude Community Law (District No. 1) (enclosure).
- f. Approval of Temporary Construction Easement Agreement with Todd Jones and Wendy Jones (District No. 1) (enclosure).

4. MANAGEMENT MATTERS

- a. Management Report (enclosure).
- b. Discuss Pool Maintenance Contract
- c. Discuss Irrigation Status
- d. Discuss Changes to Design Guidelines
- e. Collections Resolution

5. FINANCIAL MATTERS

- a. Discussion Regarding Financial Matters Related to the Learning Center.

6. LEGAL MATTERS

- a. Consider Approval of Access Easement Agreement with Waters' Edge Developments Inc. (District No. 1) (enclosure).

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

8. OTHER BUSINESS

- a. Confirm 2026 Annual Meeting for June 17, 2026 at 2:00 p.m. and Regular Meeting at 3:00 p.m.

9. EXECUTIVE SESSION

- a. Executive session of the Board of Directors of District No. 1 for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to recent correspondence from the City of Fort Collins.
- b. Executive session of the Board of Directors of District No. 2 for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b), Colorado Revised Statutes as it relates to Tract F, Filing No. 2, access to the Learning Center, and recent correspondence from the City of Fort Collins.

10. ADJOURN