

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

Held: Monday, April 6, 2026, at 3:00 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 qualifications to serve on the Boards, were in attendance:

Joe Knopinski, President District No. 1 and Assistant Secretary for District No. 2
Todd Johnson, Treasurer District No. 1
Eric Pearson, Assistant Secretary District No. 1
Joan Ivaska, President District No. 2
Anne T. Dupont, Treasurer/Secretary District No. 2
Steven Lenz, Assistant Secretary District No. 2

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

John W. Bales Jr., Assistant Secretary District No. 2

Also present were: Justin Janca and Karis Clark, District Managers, Public Alliance LLC; Robert Rogers, Esq. and Audrey Johnson, Esq., WBA, PC, 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 each Board was present.

**Conflict of Interest
Disclosures/Director
Qualifications**

Mr. Rogers advised the Boards 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, PC with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Rogers inquired into whether members of the Boards 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 Boards to act.

**Approval of
Agenda**

Mr. Janca presented District No. 1's Board with the agenda for the meeting for consideration.

Following discussion, upon a motion duly made by Director Knopinski and seconded by Director Johnson, the Board of District No. 1 unanimously approved the agenda as presented.

Mr. Janca 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 Knopinski, the Board of District No. 2 unanimously approved the agenda as presented.

Director Matters

District No. 2 Committee Updates:

Social Committee: Ms. Dupont discussed the Earth Day project, the programming survey, the block party, and an opening celebration for the Learning Center, which is tentatively scheduled for June 20, 2026. It was noted that the completion of Learning Center is scheduled for the end of May.

Design Review Committee: Erich Stokes was introduced as the newest member of the Design Review Committee. Director Ivaska emphasized the need for formal approval from the Design Review Committee before residents begin a project. She noted that if revisions to a project are required, the applicant bears the cost associated with those changes.

Consent Agenda

Mr. Janca reviewed the items on the consent agenda with the Boards. Mr. Janca advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda.

District No. 1: Upon a motion duly made by Director Johnson and seconded by Director Pearson, the following items on the consent agenda were unanimously approved, ratified, and adopted by District No. 1:

- a. Approval of February 18, 2026 Regular Meeting Minutes.
- b. Ratification of Claims.
- c. Ratification of Independent Contractor Agreements with Lindgren Landscape and Irrigation, Inc. for Snow Removal and Landscaping Services.

District No. 2: Upon a motion duly made by Director Ivaska and seconded by Director Dupont, the following items on the consent agenda was unanimously approved, ratified, and adopted by District No. 2:

- a. Approval of February 18, 2026 Regular Meeting Minutes.

Management Matters

Management Report: Mr. Janca discussed the tracking of building permits and certificates of occupancy issued to all active builders in the Districts. He noted

that his office tracks irrigation matters, welcome letters, email distribution lists, and a summary of resident-relation matters.

Anticipated Learning Center Timeline (District No. 1): Mr. Janca presented the anticipated timeline for turnover of the Learning Center to the District for operations and maintenance. Ms. Johnson provided an update on the legal requirements to transfer ownership of the facility. Several Board members expressed opposition to accepting the amenity if funding is not available for operations and maintenance.

Engaging Contractor for 2026 Pool Management (District No. 1): Mr. Janca presented multiple proposals for pool maintenance at the Learning Center. Director Knopinski stated that the Board is unwilling to enter into any contract before funding is secured for the services. Director Johnson requested the numbers be revisited to clarify needed developer advances. Director Ivaska stated opposition to raising fees. Director Ivaska expressed support of Splash Pool Services as the pool maintenance provider for the Learning Center's pool on behalf of the Board of District No. 2.

Following discussion, upon a motion duly made by Director Johnson and seconded by Director Knopinski, the Board of District No. 1 approved the engagement of Splash Pool Services as the pool maintenance provider for the Learning Center's pool, contingent upon receipt of developer funding. The Board further authorized Director Knopinski to sign the agreement once funding is secured.

Janitorial Services for Learning Center (District No. 1): Mr. Janca noted that janitorial services will not provide proposals until the Learning Center is available for a site walk-through. Mr. Janca also noted that there is a possibility of a part-time staff member performing light janitorial duties. No action was taken by the Boards.

Learning Center Landscaping (District No. 1): Mr. Janca confirmed that the Learning Center's landscaping will be installed by Mill Brothers Landscape Group, Inc. He noted that installation includes a one-year maintenance and warranty period. No action was taken by the Boards.

Irrigation Matters: Mr. Janca updated the Boards on activation of the irrigation systems, noting that drought restrictions may push activation to mid-May. Director Ivaska requested that irrigation be activated as soon as possible and that a winter watering proposal presented for all trees across the Districts.

Landscaping Matters: Mr. Janca updated the Boards on spring clean-up and other landscaping matters. Director Ivaska requested a proposal to replace dead trees and shrubs across the Districts.

Cottonwood Removal from Turnberry Pond by Richards Lake Owners Association: Mr. Janca notified the Boards that the trees in question were removed by the Richard Lake Owners' Association.

Special Counsel for Collections: Mr. Janca presented the proposals for special counsel for collection services to the Boards.

Following discussion, upon a motion duly made by Director Knopinski and seconded by Director Johnson, the Board of District No. 1 approved the engagement of Altitude Law and directed staff to ensure that account turnover and filing of liens will be at the Board's direction. The Board further authorized the District Manager to negotiate payment agreements and waive penalties and interest as related to delinquent accounts.

Financial Matters

Financial Matters Related to the Learning Center: The Boards discussed budget shortfalls related to the operation of the Learning Center. It was noted that a Developer advance of \$80,000 is anticipated for fiscal year 2026. Director Knopinski emphasized the need to increase that amount to ensure the Districts can operate as designed. Mr. Janca will verify details, and Ms. Wheeler will confirm any adjustments required. It was also noted that the findings are to be presented to Developer once reviewed by the Boards.

Public Comment

Mr. Stokes stated that Lindgren Landscape and Irrigation, Inc. may not have the keys to the pet stations, as all stations across the Districts are out of bags.

Mr. Sojda requested clarification on the timeline for community gardens and the need for maintenance of the area. Director Ivaska noted that completion of the amenity will not take place for a few years as a plat for the gardens has not yet been approved by the City of Fort Collins.

Other Business

Cancellation of the Next Regular Meeting on April 15, 2026: The Boards determined to cancel the April 15, 2026 meeting.

Scheduling a Special Meeting for May 13, 2026 at 3:00 p.m.: The Boards determined to schedule a special meeting on May 13, 2026 at 3:00 p.m.

Adjournment

Next special meeting is scheduled for May 13, 2026 at 3:00 p.m.

There being no further business to come before the Boards, the meeting adjourned.

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

Secretary for the Meeting – District No. 1

Secretary for the Meeting – District No. 2

DRAFT