

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

Held: Tuesday, July 22, 2025, at 4:00 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 qualification to serve on the Boards, were in attendance:

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

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

Joe Knopinski, President District No. 1 and Assistant Secretary for District No. 2

Also present were: Justin Janca, Public Alliance LLC, District Manager; Robert Rogers, Esq., and Audrey Johnson, Esq., WBA, P.C., District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C., District Accountant; Bill Swalling, Actual Communities LP; and members of the public.

Call to Order

It was noted that a quorum of the Board for District No. 1 was present, and the meeting was called to order at 4:02 p.m. by Director Johnson.

It was noted that a quorum of the Board for District No. 2 was present, and the meeting was called to order at 4:02 p.m. by Director Ivaska.

**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, P.C. 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

Director Johnson presented District No. 1's Board with the agenda for the meeting for consideration.

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

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

Formation of Covenant Enforcement Committee: Director Ivaska noted the need for a Covenant Enforcement Committee as outlined in the Service Plan. Mr. Janca defined the role as advisory to the covenant inspectors, responsible for determining violations in gray areas. Director Lenz volunteered to serve as a committee member and his appointment was approved by the Boards.

Committee Updates: *Social Committee:* Director Dupont reported that the first event is scheduled for September 14, 2025. She noted that more clarification is needed regarding permission from Richards Lake Association and insurance information from T. Charles Wilson.

Design Review Committee: Director Ivaska noted that all outstanding review requests have been completed and the committee will be moving to meeting once per month.

Consent Agenda

Director Ivaska reviewed the items on the consent agenda with the Boards. She advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any director.

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/or adopted:

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

Financial Matters

Claims: Ms. Wheeler presented the claims for the period ending July 18, 2025, in the amount of \$13,499.76.

Following discussion, upon a motion duly made by Director Pearson and seconded by Director Johnson, the Board of District No. 1 unanimously ratified approval of the payment of claims.

Legal Matters

Clarity on members, including district board or community reps on limited use HOA: Mr. Rogers noted that there were no conflicts should a Board member serve on another Board that provides services to the community. Director Ivaska noted that the District should have a representative on other Boards, particularly regarding the water amenities.

Resolution Approving Amendment to Design Guidelines: Following discussion, upon a motion duly made by Director Johnson and seconded by Director Pearson, the Board of District No. 1 unanimously adopted the Resolution Approving Amendment to Design Guidelines.

District No. 1 Adjournment

There being no further business to come before the Board of District No. 1, Director Johnson and Director Pearson determined to adjourn the meeting at 4:21 p.m.

Management Matters

Managers' Report: Mr. Janca reviewed the Management report with the Board of District No. 2.

Community Update Schedule: Discussion centered on not adhering to schedule. Mr. Janca will send an email to Directors requesting topics to be covered.

Proposed Changes to Covenant Fees for Non-Compliance: The Board of District No. 2 deferred discussion.

Spring Landscaping Matters: The Board of District No. 2 discussed the need to better understand the services included in the Mill Brothers Landscaping agreement.

Fertilization, Aeration and Mowing: Mr. Janca reported that the scheduled work has been completed.

Gangway Path Clean-up: Mr. Janca reported that a quote has been requested.

Areas for Potential Reseed: The Board of District No. 2 discussed the need to determine which areas are currently being established by the developer and which areas are the responsibility of the District.

Plant Replacement Schedule: Mr. Janca reported that a quote has been requested.

Amenity Groundbreaking Schedule: Mr. Janca reported that the Developer is moving forward with construction of amenities, and trucks were on site staking lots.

Plan for Morningstar Median Landscape Revision: Mr. Janca reported that the Developer is moving forward with plan revision. He also noted that Mill Bros. will trim grasses and prune shrubs and trees.

Executive Session

No executive session was needed.

Other Business

Director Lenz noted that unauthorized vehicles are using a service road to access Richards Lake. Director Lenz requested the District investigate measures to limit usage of the service road to authorized and emergency vehicles.

Public Comment

Ms. Thompson reiterated the need to maintain sight lines on Morningstar through pruning of vegetation on the median.

Ms. Tanner expressed her concern about the encroachment of weeds onto her property. She requested weed mitigation efforts.

Mr. Wise inquired about standing water in various areas of the District. It was noted that more research is needed to understand which entity is responsible for those areas.

**District No. 2
Adjournment**

There being no further business to come before the District No. 2 Board, Director Dupont and Director Bales determined to adjourn the meeting at 4:48 p.m.

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