

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

Held: Wednesday, June 18, 2025, at 2:00 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:

District No. 1

Joe Knopinski, President
Eric Pearson, Assistant Secretary

District No. 2

Joe Knopinski, President
Joan Ivaska, Assistant Secretary
Anne T. Dupont
John W. Bales Jr.

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

Todd Johnson
Steven Lenz

Also present were: Justin Janca, Public Alliance LLC, District Manager; Robert Rogers, Esq., and Audrey Johnson, Esq., WBA, Local Government Law, PC , Attorneys at Law, 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 2:36 p.m. by Director Knopinski.

It was noted that a quorum of the Board for District No. 2 was present, and the meeting was called to order at 2:36 p.m. by Director Knopinski.

**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, Local Government Law, 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

Director Knopinski presented the Boards with the agenda for the meeting for consideration.

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

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

Election of Officers

The Boards engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards elected the following slate of officers:

District No. 1:

Joe Knopinski	President,
Todd Johnson	Secretary/Treasurer
Eric Pearson	Assistant Secretary

District No. 2:

Joan Ivaska	President
Anne T. Dupont	Secretary/Treasurer
Joe Knopinski	Assistant Secretary
John W. Bales, Jr.	Assistant Secretary
Steven Lenz	Assistant Secretary

Public Comment

None.

Director Matters

Introduction of New Board Members: Mr. Janca introduced the new Board Members.

Announcement of Committee Chairs and Members: Director Dupont noted that there are 4 interested residents for the Social Committee. Director Dupont will chair the Social Committee. There is interest in holding the first event held by the social committee in late summer or early fall. Director Ivaska will head the Design Review Committee. There was one interested resident. Director Ivaska presented responsibility overview. Director Knopinski emphasized that this review council will only have authority over homeowner improvements.

Formation of Covenant Enforcement Committee: The Board deferred discussion.

Revised Design Guidelines: Director Ivaska presented the revised design guidelines. She noted that revisions include xeriscape tree lawn and appropriate actions to obtain approval. She also noted that revisions to the lighting guidelines

reconciled existing discrepancies. She reported that the permanent lighting is compliant if programming is limited to the window before and after holidays as outlined in the CCRs. Following discussion, upon a motion duly made by Director Ivaska and seconded by Director Dupont, the Boards unanimously approved the changes to the Design Guidelines and directed legal counsel to prepare a resolution memorializing the same.

Consent Agenda

Director Knopinski reviewed the items on the consent agenda with the Boards. He 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 Knopinski and seconded by Director Ivaska, the following items on the consent agenda were unanimously approved, ratified, and/or adopted:

- a. Approval of Minutes of May 5, 2025 Joint Special Meeting.
- b. Approval of Minutes of June 9, 2025 Special Meeting for District No. 2.

Financial Matters

Claims: Ms. Wheeler presented the claims for the period ending June 13, 2025, in the amount of \$18,083.27.

Following discussion, upon a motion duly made by Director Knopinski and seconded by Director Pearson, the Boards unanimously ratified approval of the payment of claims.

Legal Matters

Proposed Changes to Design Guidelines for Statutory Compliance: Item was discussed in Director Matters above.

Proposed Changes to Covenant Fees for Non-Compliance:
The Board deferred discussion to allow for more research into CCRs.

Notice of Variance: Mr. Janca reported that a variance was filed with City to allow for decks to extend 10” into 8’ setback. Mr. Janca noted that the City will not hold a public hearing to discuss the variance request. The Board requested that disclosure is released to purchasing homeowners.

Release of Retainage for Accepted District Eligible Cost for District No. 1:
Attorney Rogers discussed with the Boards and District No. 1’s rights and obligations with regard to the release of remaining retainage.

Following discussion, upon a motion duly made by Director Knopinski and seconded by Director Pearson, the Board approved the Release of all remaining Retainage for Accepted District Eligible Cost for District No. 1.

Designation of Board Representative to Approve 2024 Audits (District Nos. 1 & 2): Following discussion, upon a motion duly made by Director Knopinski and seconded by Director Pearson, the Board designated Director Knopinski to approve the 2024 Audit for District No. 1.

Following discussion, upon a motion duly made by Director Knopinski and seconded by Director Ivaska, the Board designated Director Dupont to approve the 2024 Audit for District No. 2.

Management Matters

Managers' Report: Mr. Janca reviewed the Management report with the Boards.

Autopay for the ELCO Irrigation Account: The Board authorized staff to set up auto pay for the ELCO irrigation account.

Spring Landscaping Matters:

Irrigation Activation and Watering Schedule: This was discussed in the Manager's Report.

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

Dog Park Code Lock Installation: Mr. Janca reported that the lock has been installed, but residents report it is ineffective due to gate design. Mr. Janca will look at the cost to upgrade gate to coded knob.

Plant Replacement Schedule: Mr. Janca reported that the plant replacement schedule will be provided by Mill Brothers.

Plan for Morningstar Median Landscape Revision: Mr. Janca reported that the plan for the Morningstar Median Landscape revision will be spearheaded by Billing Swalling.

Executive Session

No executive session was needed.

Other Business

The Board determined to schedule a special meeting for July 22, 2025 at 4:00 p.m.

Adjournment

There being no further business to come before the Boards, Director Knopinski and Director Ivaska determined to adjourn the meetings at 3:57 p.m.

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

DocuSigned by:

Joe Knopinski

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Secretary for the Meeting

