

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

Held: Wednesday, June 21, 2023, at 2:00 p.m.  
Via Teleconference

**Attendance**

The joint regular meeting of the Board 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 Board, were in attendance:

John Gooch, Secretary  
Jerry Wenzel, Treasurer  
Todd Johnson, Assistant Secretary

Director Knopinski was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also present were Eve M.G. Velasco, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C. District Accountants; Angela Elliott, Evan Redmond, and Marlene Pappas, District Managers, Teleos Management Group; Dan Nickless, Carol Bauman, Developer Representatives, and members of the public.

**Call to Order**

It was noted that a quorum of the Boards was present, and the meeting was called to order at 2:18 p.m.

**Conflict of Interest  
Disclosures/Director  
Qualifications**

Ms. Velasco advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Velasco reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron 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. Ms. Velasco 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**

Ms. Velasco presented the Boards with the agenda for the meeting for consideration. Following discussion, upon a motion duly made by Director Gooch and seconded by Director Wenzel, the Boards unanimously approved the agenda as presented.

**Public Comment**

Comments were brought up by owners present regarding the weeds in the common areas and undeveloped areas as well as concerns of some areas that are maintained by Richard's Lake HOA that are not being taken care of. Aeration of front lawns was also

brought up on individual lots. Further discussion followed on yard waste containers and eblasting homeowners when meetings are taking place.

**Director Matters**

The Boards engaged in general discussion regarding the Election of Officers. Following discussion, upon a motion duly made and seconded, the Boards elected Director Knopinski as President, Director Wenzel as Treasurer, Director Gooch as Secretary, Director Johnson as Assistant Secretary, and Ms. Elliott as Recording Secretary.

**Consent Agenda**

Ms. Velasco 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. No items were requested to be removed from the consent agenda.

Upon a motion duly made by Director Johnson and seconded by Director Wenzel, the Board unanimously took the following actions:

- a. Approval of Minutes from the March 15, 2023, Special Meeting

**Financial Matters**

**Financials/Claims**

Ms. Wheeler presented the claims to be ratified and approved in the amount of \$21,308.45.

Following discussion, upon motion duly made by Director Johnson and seconded by Director Wenzel, the Boards ratified and approved the claims in the amount of \$21,308.45.

Ms. Wheeler presented the financial statements as of March 31, 2023.

Following discussion, upon motion duly made by Director Johnson and seconded by Director Wenzel, the Boards accepted the financial statements of March 31, 2023, as presented.

**Conduct Public Hearings on 2022 Budget Amendments and Consider Adoption of Resolutions (Nos. 1 & 2)**

Ms. Velasco opened the joint public hearing on the proposed 2022 Budget Amendments. It was noted that the notice of public hearing was provided in accordance with Colorado Law. No written objections were received prior to the meeting. There being no public comment, the hearing was closed.

Ms. Wheeler presented the amended 2022 budget to the Boards and answered questions.

Following discussion, upon a motion duly made and seconded, the Board of District No. 1 unanimously adopted the Resolution Amending the Waters' Edge Metropolitan District No. 1 General Fund from \$90,000 to \$95,700.

Following discussion, upon a motion duly made and seconded, the Board for District No. 2 u Resolution amending Waters' Edge Metropolitan District No. 2' General Fund from \$5000 to

**Discussion and Review of  
2022 Audit**

Ms. Wheeler presented the 2022 Audits for Waters' Edge Metropolitan District Nos. 1 and 2 prepared by an independent contractor, Colorado CPA.

Following discussion, upon motion duly made by Director Todd Johnson and seconded by Director Jerry Wenzel, and upon vote, the Boards unanimously accepted the 2022 Audits, subject to the Auditors' clean opinion.

**Legal Matters**

**Discussion Non-Potable  
Water System**

Mr. Nickless informed the Boards that 90% of the potable water system is up and running and potentially ready to turn over to District No. 1. He also noted that the remainder of the retaining walls and the alley behind the townhomes off Squib are ready to turn over. The Board instructed the District Manager and Legal Counsel to coordinate with the District Engineer regarding acquisition of completed improvements.

**Manager Matters**

Ms. Elliott introduced Evan Redmond who will be assisting in management.

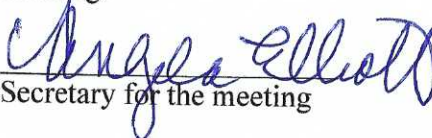
**Other Business**

None

**Adjournment**

There being no further business to come before the Boards, upon motion duly made by Director Johnson and seconded by Director Wenzel, and unanimously carried, the Boards determined to adjourn the meetings at 2:56 p.m.

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

  
Secretary for the meeting