

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

Held: Wednesday, June 27, 2024, at 2:00 p.m.  
Via Teleconference

**Attendance**

The joint special 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:

Joe Knopinski, President  
John Gooch, Secretary/Treasurer  
Todd Johnson, Assistant Secretary  
Eric Pearson, Assistant Secretary  
Rachel Daugherty, Member

Also present were Audrey Johnson, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Diane Wheeler, Simmons & Wheeler, P.C. District Accountant; Angela Elliott, Evan Redmond, Marlene Pappas, Teleos Management Group, District Manager; Dan Nickless, Actual Communities LP; 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 2:03p.m. by Director Knopinski

**Conflict of Interest  
Disclosures/Director  
Qualifications**

Ms. Johnson advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Johnson 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. Johnson 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 Boards unanimously approved the agenda as presented.

**Consider Election of  
Officer**

Following discussion, upon a motion duly made by Director Knopinski and seconded by Director Johnson, the Board unanimously elected the following officer to the Board of District No. 2:

Rachel Daugherty, Assistant Secretary

**Public Comment**

Owners present commented on the amenities for the community and inquired as to when they will be installed. It was explained that it may be a few years before everything is built out. The Community is still under development. More details are on the Districts' website for the future. Director Daugherty stated she will put together newsletters for the Community starting this Summer.

**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 Johnson and seconded by Director Pearson, the following items on the consent agenda were unanimously approved, ratified, and/or adopted:

- a. Minutes from the February 21, 2024, Special Meeting
- b. Minutes from the November 15, 2023, Annual Meeting
- c. Ratification of Detention Pond Maintenance & Clubhouse Use Agreement with ROLA.

Item c. was pulled from the consent agenda.

**Financial Matters**

**Financials/Claims**

Ms. Wheeler presented the claims to be ratified and approved. Following discussion, upon motion duly made by Director Knopinski and seconded by Director Johnson, the Boards ratified and approved the claims in the amount of \$41,295.93.

Ms. Wheeler presented the Financial Statements ending March 2024. Following discussion, upon motion duly made by Director Johnson and seconded by Director Pearson, the Boards approved the Financial Statements ending March 2024.

**Audit 2023**

Ms. Wheeler presented the 2023 Audit by the CO CPA Company. Following discussion, upon motion duly made by Director Johnson and seconded by Director Pearson, the Boards approved the 2023 Audit subject to legal review and the Auditor's clean opinion.

**Legal Matters**

**ADA Website  
Compliance**

Following discussion and upon a motion duly made by Director Knopinski and seconded by Director Johnson, the Board unanimously adopted the Resolution for a Digital Accessibility Policy and Designating Angela Elliott as the Compliance Officer.

**Streamline Master  
Service Agreement**

Following discussion and upon a motion duly made by Director Johnson and seconded by Director Knopinski, the Board unanimously approved the Master Service Agreement with Streamline.

**Consider Approval of Rules & Regs Regarding Non-Potable Water System**

Following discussion and upon a motion duly made by Director Knopinski and seconded by Director Pearson, the Board unanimously approved the Rules & Regulations on the Non-Potable Water System as amended, with the removal of the sentence that states there is leak detection (Section 4.1). The Board will continue to work to ensure documents are aligned correctly.

**Management Matters**

**Manager Report**

Manager Elliott reviewed the management report with the Board and highlighted certain matters since the last meeting.

**Discussion on Annual Meeting Date**

Ms. Elliott discussed the Annual Meeting & October Meeting date with the Board. It was decided that the Annual Meeting date will be October 23, 2024 and the Regular Meeting will be held October 16, 2024 this year.

**Richard's Lake Use**

The Developer and District Manager are working on the lake storage options for 15 owners to be able to store small boats down by the lake. More information to come.

**Landscaping Improvements**

The Architect included a full report on replacements and are walking them in July, and working through phase 1.

**Trash Service**

Trash service will remain in a group account through Republic Services.

**Facebook Page for Community**

Director Daugherty discussed starting a Facebook page for the Community. Legal counsel does not recommend doing so due to liability issues.

**Other Business**

Next Meeting Date is August 21, 2024.

**Adjournment**

There being no further business to come before the Boards, Director Knopinski determined to adjourn the meetings at 3:59 p.m.

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



Secretary for the Meeting