

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

Held: Wednesday, September 21, 2022, at 2:00 p.m. and held via teleconference.

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be reflected in these minutes.

Attendance:

The joint special meeting of the Boards of Directors of the Waters' Edge Metropolitan District Nos. 1 & 2 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, who have confirmed their qualifications to serve, were in attendance:

Joe Knopinski, President
John Gooch, Secretary
Todd Johnson, Assistant Secretary
Jerry Wenzel, Treasurer (absent, excused)
Vacant

Also present were Eve M.G. Velasco, Esq. and Robert Rogers, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law; Angela Elliott, Marlene Pappas, Teleos Management, District Manager; Diane Wheeler, Simmons & Wheeler, PC, District Accountant; Carol Bauman, and Dan Nickless, Developer Representatives. Also in attendance: Kevin Elmore, Bridgewater Homes.

Administrative Matters:

Call to Order/Declaration
of Quorum

It was noted that a quorum of the Boards was present, and the meeting was called to order at 2:13 p.m.

Reaffirmation of
Disclosures of Potential or
Existing Conflicts of
Interest

Mr. Knopinski advised the Boards that, pursuant to Colorado law, certain disclosures were required prior to taking official action at the meeting. Ms. Velasco reported that disclosures for those directors that provided 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. Knopinski inquired into whether members of the Boards had any additional disclosures

of potential or existing conflicts of interest with regard to 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

The Boards reviewed the proposed agenda. Following discussion, and upon motion duly made and seconded, the Boards approved the agenda.

Public Comment

No comments from the public.

Consent Agenda

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

Director Knopinski requested the minutes of the July 20, 2022, special meeting be removed from consent agenda to correct the title of the residential site improvements to design guidelines. The Minutes were the only item on the Consent Agenda.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the minutes from the July 20, 2022, meeting, as corrected.

Financial Matters:

Payment of Claims

Ms. Wheeler presented the payment of claims, totaling \$17,138.14, for the period ending September 18, 2022.

Following discussion, upon motion duly made, seconded, upon vote and unanimously carried, the Board approved the payment of claims, totaling \$17,138.14 for the above referenced period.

Director Matters:

None.

Legal Matters:

Discuss Imposition of
Outside User Amenities
Fee

The Board discussed imposing a fee for outside users to use the District amenities. Ms. Wheeler presented the Boards with calculations of the costs that property owners within the Districts would pay for the recreation amenities in the Districts for reference in setting a fee for outside users. Following discussion,

the Boards directed Mr. Nickless, Ms. Wheeler, and Ms. Elliott to work on fee structure, with the outside user fee not to exceed \$4,000 per year, and to present the fee at the next meeting for Board approval.

Management Matters:

Consider Approval of Agreement with Pueblo Web Design

Ms. Elliott presented a proposal from Pueblo Web Design to the Boards and answered questions. Following discussion, upon motion duly made and seconded, the Board approved the agreement with Pueblo Web Design and determined to terminate the agreement with Heatherly Creative.

Consider Approval Trash and Recycling Contract

Ms. Elliott presented proposals for trash collection services to the Boards and answered questions. Following discussion, upon motion duly made, seconded and upon vote, the Board approved the contract with Republic for trash and recycling service for the Districts.


Other Business:

None.

Adjourn:

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded, and unanimously carried, the Boards determined to adjourn the meeting at 3:40 p.m.

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

DocuSigned by:

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Secretary for the Meeting

The foregoing minutes were approved on the 16th of November 2022.