RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WATERVIEW I METROPOLITAN DISTRICT HELD MAY 19, 2026

A Regular Meeting of the Board of Directors (the "District Board") of the Waterview I Metropolitan District (the "District") was convened on Tuesday, May 19, 2026, at 7:00 p.m. at the Security Fire Department, 7600 Wayfarer Drive, Colorado Springs, Colorado 80925 and via by Zoom video/telephone conference. The meeting was open to the public.

ATTENDANCE

Director's Present:
Doyle Chambers, President
John Reed, Treasurer
Sean Stanton, Assistant Secretary
Shawn Webb, Assistant Secretary

Also Present:
Dan Cordova and Andrea Manion; Public Alliance, LLC

Elliott Moery; The Adams Group, LLC

Linda Cloutier and Daryl Burke; Residents

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Mr. Cordova noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that Disclosure Statements have been filed for all directors. No additional conflicts were disclosed.

Meeting Location and Posting of Meeting Notices: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting.

Following discussion, upon motion duly made by Director Webb, seconded by Director Chambers and, upon vote, unanimously carried, the Board determined the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location was duly posted.

Agenda: Mr. Cordova distributed, for the Board's review and approval, a proposed agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Webb, seconded by Director Chambers and, upon vote, unanimously carried, the agenda was approved, as presented.

Vacancy on the Board: The Board considered appointment of qualified individual Linda Cloutier to the Board of Directors to fill the current vacancy.

Following discussion, and upon motion duly made by Director Stanton, seconded by Director Chambers and, upon vote, unanimously carried, the Board appointed Linda Cloutier to the Board of Directors.

Appointment of Officers: Following discussion and review, upon a motion duly made by Director Webb, seconded by Director Reed and, upon vote unanimously carried, the Board elected the following slate of officers:

President:	Doyle Chambers
Treasurer:	John Reed
Secretary:	Sean Stanton
Assistant Secretary:	Shawn Webb
Assistant Secretary:	Linda Cloutier

PUBLIC COMMENT

Mr. Burke addressed the Board requesting clarification regarding the process of obtaining Design Review Committee approval for fence replacement.

CONSENT AGENDA

The Board then considered the following actions:

- Approve Minutes from November 18, 2025 Annual Meeting and March 17, 2026 Regular Meeting.

Following discussion, upon motion duly made by Director Chambers, seconded by, Director Webb and, upon vote, unanimously carried, the Board approved and ratified approval of the Consent Agenda items.

FINANCIAL ITEMS

2025 Budget Amendment Hearing: Director Chambers opened the public hearing to consider the amendment of the 2025 Budget and Ms. Manion discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2025 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following review and discussion, upon motion duly made by Director Stanton, seconded by Director Chambers and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2025 Budget and Appropriate Expenditures.

Claims: Ms. Manion reviewed with the Board the payment of claims March 1, 2026 through April 30, 2026, in the amount of $31,813.07.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Reed and, upon vote, unanimously carried, the Board ratified payment of claims March 1, 2026 through April 30, 2026, in the amount of $31,813.07.

Financial Statements: Ms. Manion reviewed with the Board the Financial Statements for the period ending April 30, 2026.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Reed and, upon vote, unanimously carried, the Board accepted the Financial Statements for the period ending April 30, 2026, as presented.

2025 Audit: Mr. Moery presented the 2025 Audit to the Board.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Stanton and, upon vote, unanimously carried, the Board approved the 2025 Audit and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion by the auditor.

Transition to American Conservation & Billing Solutions, Inc. ("AmCoBi") for Fee Billing Services: Mr. Cordova provided an update to the Board on the transition of billing services to AmCoBi.

OPERATIONS AND MAINTENANCE

El Paso County Stormwater Inspection Reports and Detention Maintenance Matters: Mr. Cordova provided an update to the Board on the El Paso County Stormwater Inspection Reports and detention maintenance matters.

COVENANT ENFORCEMENT

Covenant Enforcement Matters: Mr. Cordova provided an update to the Board on the covenant enforcement inspections and violation notices.

RECORD OF PROCEEDINGS

OTHER BUSINESS There was no other business.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Webb, seconded by Director Chambers and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

Signed by:

By Sean Stanton

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Secretary for the Meeting