# RECORD OF PROCEEDINGS

## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WATERVIEW I METROPOLITAN DISTRICT HELD MARCH 17, 2026

A Regular Meeting of the Board of Directors (the "District Board") of the Waterview I Metropolitan District (the "District") was convened on Tuesday, March 17, 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
Jason Johnson, Secretary
John Reed, Treasurer
Sean Stanton, Assistant Secretary
Shawn Webb, Assistant Secretary

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

Rebecca McMains, Resident

**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 Chambers, seconded by Director Reed and, upon vote, unanimously carried, the Board determined the meeting would be held at the Security Fire Department, 7600 Wayfarer Drive, Colorado Springs, Colorado 80925 and 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 Chambers, seconded by Director Reed and, upon vote, unanimously carried, the agenda was approved, as amended.

**PUBLIC COMMENT**

There were no public comments.

**CONSENT AGENDA**

The Board then considered the following actions:

- Approve Minutes from January 13, 2025 Regular Meeting.
- Ratify approval of Smartwebs, AmCoBi, District accounting and management services, at a flat rate commencing at $3,500.
- Ratify approval of Service Agreement between the District and TJP Enterprises Inc. for the rip rap project, in the amount of $8,810.
- Ratify approval of Service Agreement between the District and American Conservation & Billing Solutions, Inc. ("AmCoBi") for billing services

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

**FINANCIAL ITEMS**

**Claims**: Ms. Manion reviewed with the Board the payment of claims through February 28, 2026, in amount of $22,786.30.

Following discussion, upon motion duly made by Director Stanton, seconded by Director Johnson and, upon vote, unanimously carried, the Board ratified payment of claims through February 28, 2026, in amount of $22,786.30.

**Financial Statements**: Ms. Manion reviewed with the Board the Financial Statements for the period ending January 31, 2026.

Following discussion, upon motion duly made by Director Stanton, seconded by Director Johnson and, upon vote, unanimously carried, the Board accepted the Financial Statements for the period ending January 31, 2026, as presented.

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**Bill.com**: The Boards entered into discussion regarding the establishment of a Bill.com account and process for reviewing and approving invoices.

Following review, upon motion duly made by Director Webb, seconded by Director Johnson and, upon vote, unanimously carried, the Board approved the establishment of a Bill.com account. The Board further authorized Director Chambers as the primary signer and Director Reed as the secondary signer on the account.

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**OPERATIONS AND MAINTENANCE**

**Detention Pond and Landscape Maintenance**: Mr. Cordova provided an update to the Board regarding detention pond and landscape maintenance matters.

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**COVENANT ENFORCEMENT**

**Process for Architectural Review Submittals**: The Board determined that Architectural Review Submittals should be forwarded to the entire Board for review and that a majority decision would constitute the decision for approval or disapproval.

**Enforcement of Portable Freestanding Basketball Hoops**: The Board entered into discussion regarding the enforcement of portable freestanding basketball hoops. The Board clarified guidelines to permit basketball hoops in front of driveways and on rocked areas adjacent to driveways.

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**OTHER BUSINESS**

**Resignation of Director**: The Board discussed the resignation of Jason Johnson.

Following discussion, the Board acknowledged the resignation of Jason Johnson, effective March 17, 2026.

**Vacancy on the Board**: The Board entered into discussion regarding the Vacancy on the Board. The Board directed Public Alliance LLC to solicit candidates to fill vacancy to be considered at the May 19, 2026 meeting.

**District Secretary and Treasurer**: The Board entered into discussion regarding the appointment of District Secretary and Treasurer.

Following review, upon motion duly made by Director Chambers, seconded by Director Reed and, upon vote, unanimously carried, the Board appointed Director Stanton as Secretary and Director Reed as Treasurer.

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

Respectfully submitted,

Signed by:

By Sean Stanton

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Secretary for the Meeting