

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WATERVIEW I METROPOLITAN DISTRICT
HELD JANUARY 13, 2026**

A Regular Meeting of the Board of Directors (the “District Board”) of the Waterview I Metropolitan District (the “District”) was convened on Tuesday, January 13, 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 / Treasurer
John Reed, Assistant Secretary
Sean Stanton, Assistant Secretary
Shawn Webb, Assistant Secretary

Also Present:

Amy Hord; Public Alliance, LLC

**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.

Ms. Hord 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 Webb 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: Ms. Hord distributed, for the Board's review and approval, a proposed agenda for the District’s Regular Meeting.

RECORD OF PROCEEDINGS

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

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Chambers, seconded by Director Webb, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://www.waterview1md.org/> or if posting on the website is unavailable, notice will be posted at 400 Security Boulevard, Colorado Springs, Colorado.

District Insurance and Special District Association ("SDA") membership: Ms. Hord discussed with the Board the insurance and SDA 2026 membership.

Following discussion and review, upon a motion duly made by Director Chambers, seconded by Director Webb and, upon vote unanimously carried, the Board approved renewing the District's general liability insurance coverage, public officials' coverage, workers' compensation coverage and instructed consultants to proceed accordingly. The Board further directed the renewal of the District's SDA membership.

PUBLIC COMMENT There were no public comments.

CONSENT AGENDA The Board then considered the following actions:

- Approve Minutes from November 18, 2025, Regular Meeting.

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

FINANCIAL ITEMS **Claims:** Ms. Hord reviewed with the Board the payment of claims through December 31, 2025, in amount of \$8,039.01.

Following discussion, upon motion duly made by Director Webb, seconded by Director Reed and, upon vote, unanimously carried, the Board ratified payment of claims through December 31, 2025, in amount of \$8,039.01.

Financial Statements: Ms. Hord reviewed with the Board the Financial Statements for the period ending November 30, 2025.

RECORD OF PROCEEDINGS

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 November 30, 2025, as presented.

Proposal from American Conservation & Billing Solutions, Inc. (“AmCoBi”) for Annual Operation and Maintenance Fees Billing Services: The Board reviewed a proposal from AmCoBi for annual operation and maintenance fees billing services.

Following discussion, upon motion duly made by Director Webb, seconded by Director Stanton and, upon vote, unanimously carried, the Board approved the proposal from AmCoBi for annual operation and maintenance fees billing services.

2025 Audit: Ms. Hord reported to the Board the 2025 Audit will be in March.

OPERATIONS AND MAINTENANCE

2026 Landscape Maintenance proposal with TJP Enterprises: Ms. Hord reported to the Board the 2026 Landscape Maintenance Agreement was executed and transmitted to TJP Enterprises.

December Drainage Clean Up with TJP Enterprises: Ms. Hord reviewed with the Board the Waterview Drainage Clean-out Review and maps. She noted the District is in compliance with El Paso County.

OTHER BUSINESS

District Services: Ms. Hord discussed with the Board various District service contracts, including Smartwebs for covenant enforcement tracking, AmCoBi for fee billing services, and District accounting and management services with Public Alliance LLC.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Webb and, upon vote, unanimously carried, the Board approved Smartwebs, AmCoBi, and District accounting and management services with Public Alliance LLC, at a flat rate commencing at \$3,500.
