

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WATERVIEW I METROPOLITAN DISTRICT
HELD NOVEMBER 18, 2025**

A Regular Meeting of the Board of Directors (the “District Board”) of the Waterview I Metropolitan District (the “District”) was convened on Tuesday, November 18, 2025, 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, Assistant Secretary
Sean Stanton, Assistant Secretary
Shawn Webb, Assistant Secretary

Directors Absent:

John Reed, Secretary / Treasurer

Also Present:

Amy Hord; Public Alliance, LLC
Lori Cardenas; Autumn Accounting, LLC
Jarrod Maxwell, Daryl Burke, Kaylie Ramirez, Traci Gottleb, Marla Estrada, Sue Kim and Brenna Wiley; 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.

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 Webb, seconded by Director Chambers 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

RECORD OF PROCEEDINGS

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.

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

2026 Annual Administrative Resolution: The Board reviewed the 2026 Annual Administrative Resolution.

Following discussion, upon motion duly made by Director Webb, seconded by Director Stanton and, upon vote, unanimously carried, the Board adopted the 2026 Annual Administrative Resolution, as amended.

2026 Regular Meeting Dates: The Board entered into discussion regarding business to be conducted in 2026. The Board determined to meet at 7:00 p.m. on the third Tuesday of each odd numbered month at Security Fire Department, 7600 Wayfarer Drive, Colorado Springs, Colorado 80925 and via Zoom Meeting.

2026 Annual Meeting: The Board entered into discussion regarding scheduling the 2026 Annual Meeting.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Stanton and, upon vote, unanimously carried, the Board determined to schedule the Annual Meeting for November 17, 2026, at 7:00 p.m.

District Insurance and Special District Association ("SDA") membership: Ms. Hord discussed with the Board the renewal of the District's insurance and the SDA 2026 membership. She noted she will review the renewal when available.

PUBLIC COMMENT

Homeowner inquired whether the Operations and Maintenance Fees would be subject to change. Ms. Hord noted that no changes to the Operations and Maintenance Fees are anticipated at this time.

Homeowner inquired whether the Board was aware of the proposed Bradley Development. The Board indicated that it was not aware of the development.

CONSENT AGENDA

The Board then considered the following actions:

- Approve Minutes from September 23, 2025, Special Meeting.

RECORD OF PROCEEDINGS

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. Cardenas reviewed with the Board the payment of claims through October 31, 2025, in amount of \$9,967.56.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Webb and, upon vote, unanimously carried, the Board ratified payment of claims through October 31, 2025, in amount of \$9,967.56.

Financial Statements: Ms. Cardenas reviewed with the Board the Financial Statements for the period ending October 31, 2025.

Following discussion, upon motion duly made by Director Stanton, seconded by Director Chambers and, upon vote, unanimously carried, the Board accepted the Financial Statements for the period ending October 31, 2025, as presented.

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

It was noted that publication of Notice stating that the Board would consider the 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 discussion, it was determined that no amendment to the 2025 Budget was required

2026 Budget Hearing: Ms. Hord opened the public hearing to consider the proposed 2026 Budget and discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2026 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 or at this public hearing. No public comments were received, and the President closed the public hearing.

Ms. Cardenas reviewed the estimated year-end 2025 revenues and expenditures and the proposed 2026 estimated revenues and expenditures with the Board.

Following discussion, the Board considered the adoption of the Resolution Adopting Budget and Appropriating Funds Therefor. Upon motion duly made by

RECORD OF PROCEEDINGS

Director Chambers made a motion and was seconded by Director Stanton and, upon vote, unanimously carried, the Resolution was adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 15, 2025. Ms. Hord was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2026.

DLG-70 Mill Levy Certification Form: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Stanton and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

2025 Audit: The Board reviewed the proposal from Adams Group, LLC to perform the 2025 Audit.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Webb and, upon vote, unanimously carried, the Board approved the Engagement Letter with Adams Group, LLC to perform the 2025 Audit, for a not to exceed amount of \$9,600.

2027 Budget Hearing: The Board discussed the 2027 Budget Hearing.

Following discussion, upon motion duly made by Director Chambers, seconded by Director Webb and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2027 Budget on November 17, 2026, at 7:00 p.m., at the Security Fire Department, 7600 Wayfarer Drive, Colorado Springs, Colorado 80925 and via Zoom Meeting

Proposal from American Conservation & Billing Solutions, Inc. (“AmCoBi”) for Annual Operation and Maintenance Fees Billing Services: The Board deferred discussion at this time.

OPERATIONS AND MAINTENANCE

Architectural Review Committee (“ARC”) Review Process: The Board entered into discussion regarding the ARC review process. Following discussion, the Board determined that, upon approval by a majority of the ARC, all applications shall be distributed to the full Board for review. Upon completion of such review, the application shall be deemed approved.

Covenant Fee Resolution: The Board deferred discussion at this time.

RECORD OF PROCEEDINGS

City Of Colorado Springs Stormwater Enterprise Phase 2 Grinnell Drainage improvements on the west side of Grinnell: The Board reviewed the map for the City Of Colorado Springs Stormwater Enterprise Phase 2 Grinnell Drainage improvements on the west side of Grinnell. No action was necessary by the Board.

Proposal from TJP Enterprises Inc. for Landscape Maintenance Services: The Board reviewed a proposal from TJP Enterprises Inc. for landscape maintenance 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 TJP Enterprises Inc. for landscape maintenance services.


OTHER BUSINESS

Crosswalks: Director Staton reported that crosswalks are needed at the intersections of Goldfield Drive and Katahdin Way, and San Mateo Drive and Dancing Moon Way.

ADJOURNMENT

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

Respectfully submitted,

By  Secretary for the Meeting
E9F60B11455F477