

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

WATERSTONE METROPOLITAN DISTRICT NO. 1

Held: October 13, at 10:00 A.M. via zoom  
<https://us02web.zoom.us/j/83074990993?pwdR2drZG0zWiiBUaWQ3T3crMnRwa2cwZz09&from=addon>  
Teleconference: 1 719 359 4580 Meeting ID: 830 7499 0993 Passcode: 846464

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Telephone:

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### Attendance

The special meeting of the Board of Directors of the Waterstone Metropolitan District No. 1 was called and held, as shown, in accordance with Colorado law. The following directors confirmed their qualification to serve on the Board:

Kent Pedersen  
Debra Hessler  
Joseph Huey  
Jennifer Thornbloom

Absent was Jack Beckwitt whose absence was excused,

Also present were: Dianne Miller, Sonja Steele and Rhonda Bilek of Miller Law pllc; Jason Carroll, CliftonLarsonAllen, LLP.

### Call to Order

Ms. Miller noted that a quorum of the Board was present, and the Directors confirmed their qualification to serve, meeting called to order at 10:04 am.

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### Disclosure Matters

Ms. Miller advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member confirmed the contents of written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Pedersen disclosed his interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner, and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Mr. Pedersen's interests.

Director Hessler disclosed her interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner, and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Ms. Hessler's interests.

Director Huey disclosed his interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Mr. Huey's interests.

Director Thornbloom disclosed her interest in a vacant land contract to purchase property within the District, and an employment relationship with Lennar Colorado, LLC, the owner, and developer of property within the District. This disclosure is associated with the approval of items on the agenda that may affect Ms. Thornbloom's interests.

Written disclosures of the interests of all the directors were filed with the Secretary of State prior to the meeting.

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Approval of Minutes – The minutes for the November 10, 2022, board meeting was  
November 10, 2022 reviewed by the Board. Upon a motion by Director Pedersen and second by Director Hessler, the Board unanimously approved the minutes as presented.

Public Hearing to Consider Mr. Carroll presented the amended budget for 2023. Ms. Miller  
Approval of 2023 Budget noted that notice of the public hearing for the amended budgets  
Amendment were posted and otherwise published in accordance with Colorado law. There being no public present, no hearing opened. Upon Review and discussion and upon the motion of Director Pedersen and second by Director Hessler, the Board unanimously approved the 2023 amended budget.

Public Hearing to Consider Jason Carroll presented a proposed budget for 2024. Ms. Miller  
2024 Budget noted that notice of the public hearing for the budget was posted on the District's website and otherwise published in accordance with Colorado law. Ms. Miller opened the public hearing. No public present, Ms. Miller closed the hearing. Mr. Carroll reviewed the 2024 Preliminary Budget and the board of directors discussed property taxes and the assessed valuation. Upon a motion by Director Pedersen and second by Director Hessler, the Board unanimously approved the 2024 Budget as presented. The Board requested that Director Hessler and Ms. Miller review the Contribution Agreement between the District and the HOA and determine if any revisions are necessary due to the existence of a second HOA that was not created at the time of the original agreement.

Appoint Committee to Ms. Miller presented to the Board for two Directors to be  
Approve 2024 Budget and Appointed to a Committee to Approve the 2024 Budget and Mill  
Mill Levy Revisions Based on Levy Revisions Based on the Final AV to be received from the  
Final AV to be Received from county assessor. Director Pedersen and Director Hessler were  
County Assessor appointed to the committee. Upon motion by Director Pedersen and second by Director Hessler, the Board unanimously approved the Committee.

2024 Annual Administrative Ms. Miller reviewed the resolution. Officer designations discussed:  
Resolution Kent Pedersen – President, Debra Hessler – Secretary/Treasurer, Joseph Huey Assistant Secretary, Jennifer Thornbloom – Assistant Secretary and Jack Beckwitt – Assistant Secretary. It was unanimous that the meeting location be changed to Video Conference and the meeting month be moved from January to June, for the meetings to take place on the second Thursday of October and June at 2:00 p.m. Upon a motion by Director Pedersen and second by Director Hessler, the Board unanimously approved the

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### 2023 Annual Administrative Resolution.

Resolution Waiving Workers' Compensation Insurance for 2024

Ms. Miller presented the Resolution regarding Waiving Workers' Compensation. Director Pedersen moved that the Board approve the Resolution as presented. Upon second by Director Hessler, vote was taken, and motion carried unanimously.

Other Business

Ms. Miller discussed if Proposition HH passes, does the Board of Director's require another meeting to approve another 2024 Budget. It was recommended by Mr. Carroll that the motion of the Board of Director's be done and approved upon current mills 17.000 that will not require another meeting and approve the 2024 Budget based on Proposition HH passing that there is enough revenue in the current budget where the District will stay in the current mill levy. Upon further discussion it was agreed the Board approve the 2024 Budget based on Mr. Carroll's recommendation and motioned by Director Pedersen and second by Director Hessler, vote was taken, and motion carried unanimously.

Ms. Miller spoke to 2025 Operator Interface Terminal (ADA) requirements per §24-85-103, C.R.S. deadline July 2025 and spoke to the cost of fines should compliance not be met \$3,000.00 per day until met. Miller Law's website administrator is working on this and will be set up for compliance.

Adjournment

There being no further business to come before the Board, upon motion by Director Pedersen and second by Director Hessler, the Board adjourned the meeting at 10:35 a.m.

DocuSigned by:

*Debra Hessler*

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Secretary for the District