

**REGULAR BOARD MEETING MINUTES
OF THE BOARD OF DIRECTORS OF THE
WATerview NORTH METROPOLITAN DISTRICT NO. 1 & 2
HELD NOVEMBER 10, 2025
AT 10:30 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Waterview North Metropolitan District No. 1 & 2 was held on Monday, November 10, 2025, at 10:30 a.m. at 15 S.

Wahsatch and remotely via tele/videoconference

<https://video.cloudoffice.avaya.com/join/724993233>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 724993233

Attendance:

In attendance were Directors:

P.A. Koscielski,	President
Charles Cothorn,	Treasurer
Ray O'Sullivan,	Secretary
Heath Herber,	Assistant Secretary
Steve Hammers,	Assistant Secretary

Directors Excused:

Also in attendance were:

Danielle Daigle-Chavez,	WSDM Managers
Blair Dickhoner,	WBA, P.C.

1. Call to Order: The meeting was called to order at 10:35 am by Ms. Daigle-Chavez.
2. Declaration of quorum/Director Qualifications/Disclosure Matters: Ms. Daigle-Chavez advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Daigle-Chavez reported that disclosures for those directors that provided WBA, PC, with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board(s) at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Ms. Daigle-Chavez inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted.
3. Approval of Agenda: After review, President Koscielski motioned to approve the Agenda as presented, seconded by Director Cothorn, and the motion passed unanimously.

4. Consent Agenda:

- a. Approval of Minutes from the Special Meeting on October 14, 2025.
- b. Approval of Payables through November 10, 2025.
- c. Accept unaudited Financial Statements through October 31, 2025.
- d. Adoption of a joint Amended Resolution Adopting a Digital Accessibility Policy and Designating a Compliance Officer.
- e. Adoption of a Joint Resolution Designating Meeting Notice Posting Locations. After review, Director Cothorn motioned to approve the Consent Agenda as presented, seconded by President Koscielski, and the motion passed unanimously.

5. Financial Matters:

- a. Conduct a Public Hearing on 2025 Budget Amendment and 2026 Budget Adoption. Director Cothorn motioned to enter into public hearing for District No. 1 2025 Budget Amendment and 2026 Budget Adoption at 10:45 a.m., seconded by Director Herber. Motion passed unanimously. No Public Comment. President Koscielski motioned to exit the public hearing at 10:46 a.m., seconded by Director Cothorn. Motion passed unanimously. Director Cothorn motioned to enter into a public hearing for District No. 2 B2025 Budget Amendment and 2026 Budget Adoption at 10:47 a.m., seconded by President Koscielski. Motion passed unanimously. No public comment. President Koscielski motioned to exit a public hearing on 2025 Budget Amendment and 2026 Budget Adoption at 10:48 a.m., seconded by Director Herber. Motion passed unanimously.
 - i. Consider adoption of Resolution Amending the District No. 2 2025 Budget. After review, Director Cothorn motioned to approve the Resolution to Amend the District No. 2 2025 Budget, seconded by Director Herber. Motion passed unanimously.
 - ii. Consider Adoption of Resolution to Adopt the 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year and Certifying Mill Levies. After discussion, Director Cothorn motioned to approve the Resolution to adopt the 2026 Budget, appropriating Sums of Money for the 2026 Calendar Year and Certifying Mill Levies, seconded by President Koscielski. Motion passed unanimously.
- b. Consider Approval of BiggsKofford 2025 Audit Engagement Letter (No. 1) After review, Director Cothorn motioned to approve the BiggsKofford 2025 Audit Engagement Letter, seconded by President Koscielski. Motion passed unanimously.
- c. Consider Approval of Engagement of WSDM for Audit Exemption (No. 2) After discussion, Director Cothorn motioned to approve to engage WSDM for 2025 Audit Exemption for District No. 2, seconded by President Koscielski. Motion passed unanimously.

6. Legal Matters:

- a. 2025 Legislative Overview. Mr. Dickhoner provided a general update on the 2025 Legislative Session and specifically HB25-1090, known as the total pricing bill. Total pricing is not possible for legal services from WBA. Mr. Dickhoner reviewed range of hourly pricing for the legal team at WBA, PC.
- b. Consider Approval of Updated Engagement Letters from WBA, PC. After discussion, Director Cothorn motioned to approve the updated Engagement Letters from WBA, PC for Districts No. 1 and No. 2, seconded by Director Herber. Motion passed unanimously.

- c. Consider Adoption of Joint Annual Administrative Resolution. Discussion was had regarding the 2026 meeting schedule and a recurring meeting time of the second Monday of every month at 10:30 a.m., to be canceled when there is no new business to discuss. After review, Director Cothorn motioned to approve adoption of the joint 2026 Annual Administrative Resolution, seconded by President Koscielski. Motion passed unanimously.
- d. Discuss Infrastructure Acquisition and reimbursement Agreement and Funding and Reimbursement Agreement with WVN STAKEHOLDERS CORP. WVN STAKEHOLDERS will taking over for CPR Entitlements in January of 2026. Mr. Dickhoner will draft the agreement and WSDM will track accounting.
- e. Discuss Status of Exclusion of Property from Security Fire Protection District. Director O'Sullivan provided the update. \$16,980.00 has been paid to Security Fire Protection District for exclusion from the District.
- f. Discuss Status of Lift Station Intragovernmental Agreement. Director O'Sullivan provided the update. Director O'Sullivan will send the agreement over to Mr. Dickhoner for review and then will requisition the funds required based on the IGA. President Koscielski motioned to approve the IGA, subject to final legal review, seconded by Director Cothorn. Motion passed unanimously.
- g. Discuss Private Placement Bonds. Director O'Sullivan updated the Board regarding placement of private bonds for qualified infrastructure. There is currently \$7.5 million for all improvements in the 2026 Budget.

7. Management Matters:

- a. Consider Approval of WSDM-Managers Engagement Letter. After review, Director Cothorn motioned to approve the 2026 Engagement Letter for WSDM-Managers, seconded by President Koscielski. Motion passed unanimously.
- b. Consider Approval of Authorization of SDA Membership. President Koscielski motioned to approve authorization of the 2026 DA Membership, seconded by Director Cothorn. Motion passed unanimously.
- c. Consider Approval of 2026 General Liability Coverage with CSD Pool. After discussion, President Koscielski motioned to approve 2026 General Liability Coverage with the CSD Pool, seconded by Director Herber. Motion passed unanimously.
- d. Consider Approval of Worker's Compensation Coverage with CSD Pool (or waiver) Discussion was had regarding continuing to waive this coverage for Districts No. 1 and No. 2

8. Other Business:

9. Public Comment: No Public Comment.

10. Adjourn: President Koscielski motioned to adjourn at 11:37 a.m., seconded by Director Cothorn. Motion passed unanimously.

Danielle Daigle-Chavez
Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 10, 2025, REGULAR MEETING MINUTES OF THE WATERVIEW NORTH METROPOLITAN DISTRICTS NO. 1 & 2.

Ray O'Sullivan
Ray O'Sullivan (Jan 14, 2026 13:01:09 MST)

Approved by: Secretary of the Board

WVNMD: 11.10.25 Meeting Minutes


Final Audit Report

2026-01-14


Created:	2026-01-14
By:	Danielle Daigle-Chavez (danielle.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-wPBq_xCyTfpTQPmYoRgwgnxFxdKaZ8J


"WVNMD: 11.10.25 Meeting Minutes" History

 Document created by Danielle Daigle-Chavez (danielle.d@wsdistricts.co)
2026-01-14 - 5:17:15 PM GMT

 Document emailed to Ray O'Sullivan (rayosulli@gmail.com) for signature
2026-01-14 - 5:17:25 PM GMT

 Email viewed by Ray O'Sullivan (rayosulli@gmail.com)
2026-01-14 - 8:00:33 PM GMT

 Document e-signed by Ray O'Sullivan (rayosulli@gmail.com)
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