

BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2

Regular Board Meeting Minutes

Meeting Date: Tuesday October 21, 2025

Meeting Time: 6:06pm to 8:16pm

Meeting Location: The meeting was held online at the following location:

<https://meet.goto.com/Wolfersberger>

I. Roll Call (6:06pm)

A regular meeting of the Board of Directors of the Buckhorn Valley Metropolitan District No. 2 (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Nickolas Viau	President	Present
David Fiore		Present
Pete Wehrenberg	Secretary	Absent
Angela Heuman	Treasurer	Present (Arrived at 6:12pm)
Debra Kloss		Present

Also, in attendance was Charles Wolfersberger (District Manager), with Wolfersberger, LLC; Paul Rufien (General Counsel) with Rufien Law, PC; Maxine Hepfer, director of Buckhorn Valley Metro District No 1; the following homeowners were in attendance: None.

II. Call to Order

The meeting was called to order by Director Viau. Director Viau noted that a quorum of the Board was present, the Directors confirmed their qualification to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present Disclosures of Potential Conflicts of Interest

The Board reviewed the agenda for the meeting, following which all directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

IV. Administrative Matters

- 1) Meeting Agenda: The Board reviewed the meeting agenda presented by the District Manager. Director Viau motioned to approve the agenda. Director Fiore seconded the motion and the Board voted 3-0 to approve the motion.
- 2) Review and consider minutes from the August 02, 2025 board meeting: The Board reviewed and discussed the draft of the minutes presented by the District Manager. Director Viau motioned to approve the minutes as presented. Director Fiore seconded the motion and the

Board voted 2-0 to approve the motion. Director Kloss abstained from voting due to not attending this meeting.

- 3) Review and consider minutes from the August 26, 2025 board meeting: The Board reviewed and discussed the draft of the minutes presented by the District Manager. Director Viau motioned to approve the minutes as presented. Director Fiore seconded the motion and the Board voted 1-0 to approve the motion. Director Kloss and Director Fiore abstained from voting due to not attending this meeting.
- 4) Review and consider minutes from the October 13, 2025 board meeting: The Board reviewed and discussed the draft of the minutes presented by the District Manager. Director Viau motioned to approve the minutes as presented. Director Kloss seconded the motion and the Board voted 3-0 to approve the motion.

Director Heuman arrived at the meeting.

- 5) Review and consider 2026 Administrative Resolution: The District Manager presented and the Board reviewed and discussed the 2026 administrative resolution. The Board agreed that officer positions among the directors remain the same. Director Fiore noted it will be important to rotate office positions among board members in the future. Director Viau motioned to approve the 2026 Administrative Resolution as presented. Director Fiore seconded the motion and the Board voted 4-0 to approve the motion.

Action Item #01: The District Manager will post the 2026 administrative resolution on the District's website.

- 6) Review and consider proposed email policy: The Board agreed to defer discussion and consideration of this policy to a subsequent board meeting.
- 7) Review and consider proposed record inspection and retention policy: The Board agreed to defer discussion and consideration of this policy to a subsequent board meeting.

V. Public Comments / Director Matters

Ms. Hepfer addressed the Board and discussed with the Board the funding needs of District 1 for 2026, District 1's collection of past due balances due from residents for water services and for the \$500 special assessment, and water service rates for 2026. The Board and Ms. Hepfer agreed to the D1 and D2 boards jointly meeting to discuss these issues at the November 18th meeting.

VI. Policy/Operational Matters

- 1) Status update – AECOM water study project: The Board noted that AECOM is scheduled to complete its work and report its findings by the end of November.
- 2) Status update – AECOM water study project: The Board noted that per the service contract with AECOM, AECOM will produce a draft of the operations, maintenance and capital improvement costs by November 07, 2025.

VII. Financial / Contractual Matters

1) Public hearing on District's proposed 2026 budget: Director Viau opened the public hearing at 6:50pm regarding the proposed 2026 Budget. The District Manager reviewed the proposed 2026 budget. Highlights from the review included the following:

- The debt mill levy will decrease 65.4% from 60.902 mills for 2025 to 39.833 mills for 2026. The District's debt was refinanced in August after David Garton agreed to accept \$1 million as payment in full on the District's 2008 bonds (\$10,158,000 outstanding on such bonds) as part of the litigation settlement agreement with the District. The settlement caused the District's debt-to-assessed value ratio to drop from 96% to 61% allowing the District to obtain significantly better repayment terms on the new debt.
- The general mill levy is budgeted to increase from 5.465 mills for 2025 to 5.858 mills for 2026. Total property tax revenue from the general mill levy is projected to increase from \$116,100 for 2025 to \$145,700 for 2026.
- In the General Fund, 2026 budgeted expense total \$256,400, of which \$200,000 is budgeted to fund engineering, land use and water rate studies.
- The proposed 2026 Budget reflects no cash transfers to District 1 but the Board agreed to discuss on November 18th with District 1 how much in funds District 2 would transfer to District 1 and, consequently, discuss how much higher the District's operating mill levy would need to be to fund such transfer to District 1.
- The District Manager noted the debt refinance will produce a net reduction of approximately \$510,200 in tax revenues necessary to fund debt repayment in 2026. Also, excluding the \$200,000 budgeted to fund various studies in 2026, operating revenues in 2026 exceeds budgeted operating expenses by \$130,100. The Board agreed to discuss with District 1 how much of this annual savings should be passed on to taxpayers and how much of the savings should be retained to fund operating costs of the District and District 1.

Director Fiore left the meeting.

At 7:15pm, Director Viau motioned to close the 2026 budget public hearing. Director Kloss seconded the motion and the Board voted 3-0 to approve the motion. The Board will consider adopting the 2026 budget resolution at the November 18, 2025 board meeting.

2) Public hearing on District's proposed 2025 budget amendment: Director Viau opened the public hearing at 7:17pm regarding the proposed 2025 budget amendment. The District Manager reviewed the proposed 2025 budget amendment. Highlights from the review included the following:

- Total expenditures in the Debt Fund are proposed to increase from a \$1.26 million budget to \$25.07 million due to the use of the 2025 bond proceeds to repay the District's 2003, 2008 and 2010 bonds.
- Total expenditures in the General Fund are projected to be \$4,000 higher than the \$175,800 original budget due to funding a water rate study and certain repairs to the irrigation system.

At 7:27pm, Director Viau motioned to close the 2025 budget amendment public hearing. Director Kloss seconded the motion and the Board voted 3-0 to approve the motion.

- 3) Review and Consider 2025 Budget Amendment Resolution: The Board reviewed and discussed the proposed 2025 budget amendment resolution. Director Viau motioned to approve the resolution as presented. Director Kloss seconded the motion and the Board voted 3-0 to approve the motion.
- 4) Review and Consider Payment of Claims: The Board reviewed the schedule of check payments (#100082 to 100084 + check #3) totaling \$158,226.82. Director Heuman motioned to approve the payment of claims and Director Kloss seconded the motion. The Board voted 3-0 to approve the motion.
- 5) Status update – bond refinance: The District Manager reported the District's bond debt was refinanced in August. The positive financial impact from such refinancing is reflected in the 2026 proposed annual budget.
- 6) Review and consider 2025 audit engagement letter with Flynn CPA: The Board reviewed and discussed the engagement letter submitted by Flynn CPA to audit the District's 2025 financial statements. Director Viau motioned to approve the contract as presented. Director Heuman seconded the motion and the Board voted 3-0 to approve the motion.
- 7) Review and consider 2026 management agreement with Wolfersberger, LLC: The Board reviewed and discussed the accounting and management service contract submitted by Wolfersberger, LLC 2025. The District Manager noted the 5% increase in pricing and pointed out new language regarding limitations on services provided by Wolfersberger, LLC regarding the District's website. Director Viau motioned to approve the contract as presented. Director Heuman seconded the motion and the Board voted 3-0 to approve the motion.
- 8) Review and consider facility fee resolution: The District Manager reviewed and discussed with the Board the proposed Facility Fee resolution. Director Heuman motioned to approve the resolution as presented. Director Kloss seconded the motion and the Board voted 3-0 to approve the motion.
- 9) Review and discuss timing and scope of work for land use study: The Board agreed to defer discussion and consideration of this topic to a subsequent board meeting.

VIII. Adjournment (8:16pm)

There being no further business to come before the Board, and upon motion duly made by Director Viau, seconded by Director Kloss, and unanimously carried, the meeting was adjourned. The next board meeting will be held on November 18, 2025 at 12:00pm at the following online location: <https://meet.goto.com/Wolfersberger>

DocuSigned by: <i>Peter Wehrenberg</i>	12/10/2025
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Secretary Peter Wehrenberg	Date