

## **BUCKHORN VALLEY METROPOLITAN DISTRICT NO 2**

### **Special Board Meeting Minutes**

Meeting Date: Tuesday November 18, 2025

Meeting Time: 12:07pm to 2:38pm

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

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

#### **I. Roll Call (12:07pm)**

A special 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:

<b>Directors</b>	<b>Office</b>	<b>Attendance</b>
Nickolas Viau	President	Present
David Fiore		Present
Pete Wehrenberg	Secretary	Present
Angela Heuman	Treasurer	Present
Debra Kloss		Present

Also, in attendance was Charles Wolfersberger (District Manager) with Wolfersberger, LLC; Buckhorn Valley Metro District No 1 (BVMD1) directors Maxine Hepfer, John Hill, Anna Maria Ray, Hugh Fairfield-Smith; Sarah Shepherd and Peter Kline (District Managers for BVMD1); David McConaughy (general counsel for BVMD1); Rick Goncalves (RG and Associates, LLC); and the following homeowners were in attendance: Sujata and Jamie Dickenson.

#### **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 special 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 Fiore motioned to approve the agenda. Director Heuman seconded the motion and the Board voted 5-0 to approve the motion.

- 2) Review and consider minutes from the October 21, 2025 board meeting: The Board agreed to defer to the next board meeting the review and consideration of the board meeting minutes.

## V. Public Comments / Director Matters

## VI. Policy/Operational Matters

- 1) Status update – AECOM water study project: The Board reviewed and discussed with the BVMD1 Board the preliminary capital improvement plan prepared by AECOM and noted recommended improvements to the irrigation system within the next 5 years is estimated to cost approximately \$142,100. Both Boards noted the proposed 2026 budget for BVMD1 includes \$25,000 expenditure for capital improvement projects. The District Board agreed to discuss and consider AECOM's recommended capital improvements when reviewing and considering the District's 2026 budget at the December 10<sup>th</sup> board meeting.

## VII. Financial / Contractual Matters

- 1) Review and discuss District's proposed 2026 budget: The District Manager reviewed the District's 2026 proposed budget with the Board and the BVMD1 Board. The refinancing of the District's bond debt in August will allow the District to reduce its debt mill levy by approximately 35% in 2026 compared to 2025.
- 2) Review and discuss BVMD1's proposed 2026 budget: Ms. Shepherd reviewed with the Board and the BVMD1 board the proposed 2026 budget for BVMD1. The 2026 budget includes a proposed \$251,000 contribution from the District to fund BVMD1 operations, which includes the irrigation system. Ms. Shepherd and Ms. Hepfer responded to several questions from the District Board regarding BVMD1's proposed 2026 budget.

**Action Item #1:** The District Manager will work with BVMD1's District Manager and confirm all 899 home lots within the District were billed the \$500 special assessment fee by BVMD1 in 2024 and then report his findings to the Board.

**Action Item #2:** The District Manager will work with BVMD1's District Manager and confirm all 899 home lots within the District are being billed the monthly irrigation fee per BVMD1's current water rate schedule and then report his findings to the Board.

The District Board indicated that it was willing to contribute funds to BVMD1 in 2026 and will include such funding in the District's 2026 budget that will be finalized at the December 10<sup>th</sup> board meeting.

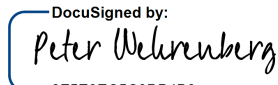
- 3) Review and consider 2026 Budget Resolution: The Board agreed to defer further review and discussion of the District's proposed 2026 budget to a special board meeting to be held the week of December 8<sup>th</sup>.
- 4) Review and discuss BVMD1's collection of the \$500 special assessment levied by BVMD1 in 2024: The Board discussed with the BVMD1 Board and BVMD1 Manager their concerns regarding the \$500 special assessment levied by BVMD1 in 2024. Both boards discussed

whether to continue pursuing collection of the \$500 special assessment from all home lots or to discontinue collection of the \$500 special assessment and refund some or all of the special assessment paid by homeowners to BVMD1. The Boards noted that a tax reduction is forthcoming from the District to all homeowners in 2026 due to the refinancing of the District's debt. Director Heuman expressed concerns again about the accuracy of both the special assessment and the regular dues billing. She stated that she is in favor of asking homeowners to pay what they owe but would like to see all accounts reconciled prior to supporting certification.

Director Viau motioned to support asking homeowner's to pay the \$500 special assessment from all home lots that have not yet paid such special assessment to BVMD1. Director Wehrenberg seconded the motion and the Board voted 4-1 (Director Fiore opposed) to approve the motion.

**VIII. Adjournment (2:38pm)**

There being no further business to come before the Board, and upon motion duly made by Director Fiore, seconded by Director Kloss, and unanimously carried, the meeting was adjourned. The next board meeting will be held on December 10, 2025 at 6:00pm at the following online location: <https://meet.goto.com/Wolfersberger>

DocuSigned by:	
	
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Secretary	Peter Wehrenberg
	12/14/2025
	Date